

Trinity Heights Historic District Preservation Plan

Adopted November, 1992

Durham City-County Planning Department

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Durham Historic Preservation Commission

And

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I. Introduction

A. Overview

The Trinity Heights neighborhood, as one of the first planned residential developments in Durham, is an important historic resource. Much like the Cleveland Street and Holloway Street Historic Districts, Trinity Heights has retained most of its original structures and its overall setting. The neighborhood includes an eclectic mix of housing from the late Nineteenth and early Twentieth Centuries which exemplify a broad range of housing types and styles found throughout Durham. The designation of this area as a local Historic District will help to preserve the architectural integrity of Trinity Heights.

The Trinity Heights Historic District Preservation Plan includes the history of the District, the need for the District, the preservation goal for the District and policies and recommendations to achieve the goal. The first section contains an overview of the Plan and an explanation of National Register Districts and local Historic Districts. The Durham Historic Preservation Commission and Certificates of Appropriateness are also discussed. The second section outlines the history of the area, the proposed local District boundaries and an assessment of the collected inventory data. The next section is the Historic Preservation Strategy which examines the goal, policies and implementation recommendations for preserving the historic integrity of the District. Section four contains principles and review criteria for restoration, new construction and landscaping. This section also defines pertinent architectural terms. The Appendix includes a copy of the Historic District Overlay Zone regulations from the Durham Zoning Ordinance and other reference materials.

B. National Register Historic Districts

On September 20, 1985, the Trinity Heights neighborhood was listed with the National Register of Historic Places as a Historic District. The National Register listing of this area is an honor that recognizes the District's historic importance. The designation also means that any Federal or State funded project in the District must be reviewed to assess the project's effect on the historic area. Federal tax credits are also available for certain District properties. Owners should contact the North Carolina State Historic Preservation Office in Raleigh (919) 733-6545 for further information regarding these credits. Map 1 shows the National Register Historic Districts in Durham.

C. Local Historic Districts

The local Historic District Overlay Zone was created by the Durham City Council to provide a local means of protection for Durham's historic areas. This zoning classification can be applied to neighborhoods of historic importance and supplements the underlying zoning of the property. The North Carolina enabling legislation (G.S. 160A.400.1 through 400.14, Historic Districts and Landmarks) permits municipalities to create an overlay zone and an Historic Preservation Commission to review all exterior modifications, demolitions and new construction within a local District. A Historic Preservation Plan defines a preservation strategy for a district and provides the Commission criteria and guidelines for their review.

D. Historic Preservation Commission

The Zoning Ordinance establishes a nine member Historic Preservation Commission as the review body to oversee the local historic districts. The Commissioners, who serve overlapping terms of three years, are all required to be residents of Durham's City and County planning and zoning jurisdiction. The City Council appoints four members and the County Commissioners appoint five. The membership must include one registered architect; one realtor, developer or builder; one cultural or social historian; one lending institution representative or Attorney; and one landscape architect. The remaining five members are appointed in at-large seats. The body meets at regularly scheduled meetings on the first Tuesday of each month and for special meetings as needed.

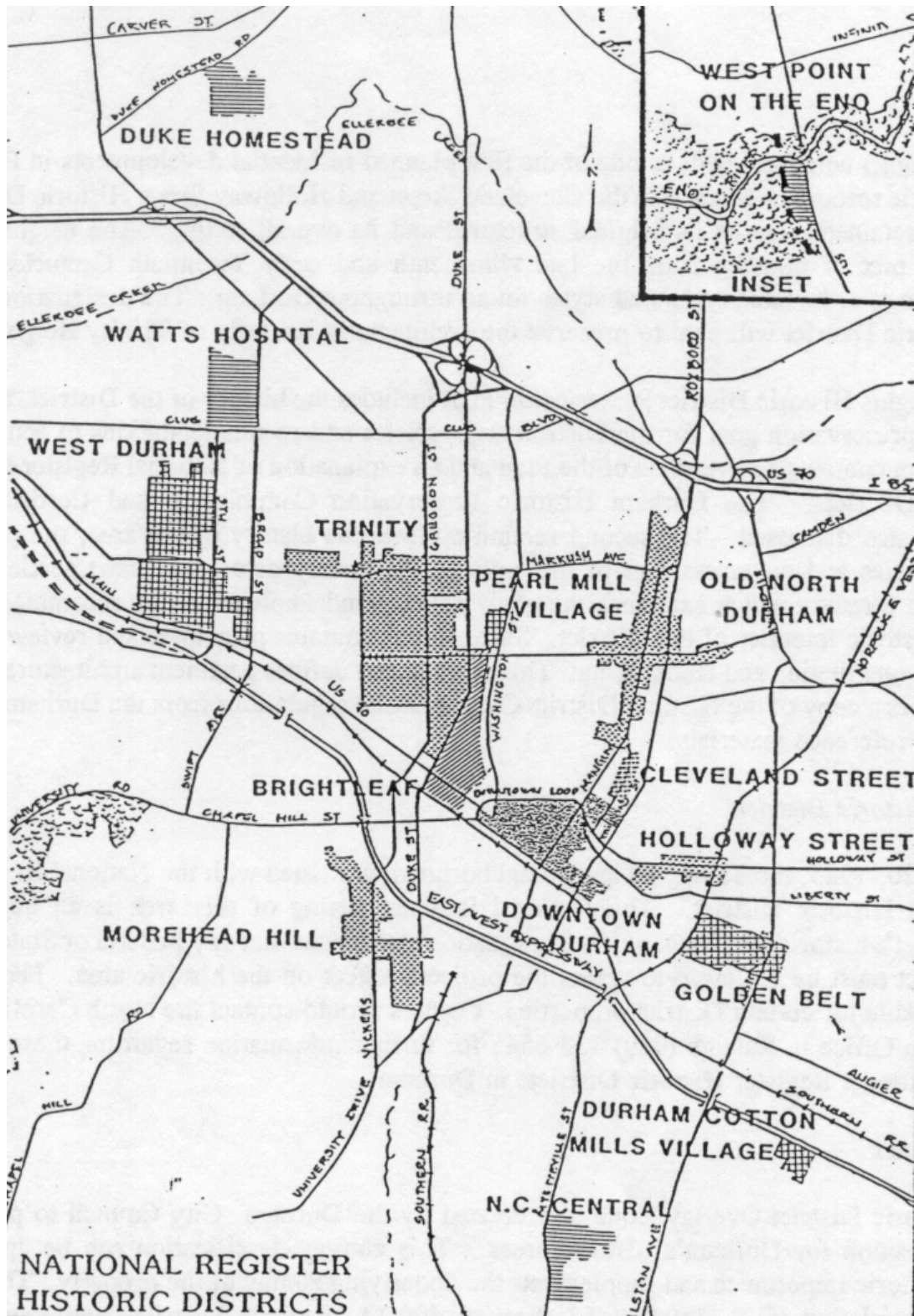
It is the general responsibility of the Historic Preservation Commission 1) to advise the City Council or County Commissioners on the establishment of historic Districts and on their respective historic preservation plans; 2) to issue Certificates of Appropriateness for any exterior building or site modifications, new construction or demolition within local historic Districts; and 3) to educate the public about the community's historic resources and their preservation. In addition, the City Council has directed the Commission to review and advise on the historic appropriateness of rezoning petitions and other actions in National Register Districts. The Commission also may recommend to the City or County that a property be designated as a historic landmark.

E. City Council, Durham Planning Commission, City Staff

The City Council, along with the Durham County Board of County Commissioners, has established the Historic Preservation Commission and will appoint new members as the present members' terms expire or if a seat becomes vacant for other reasons. The City Council applies the historic district overlay zone and adopts an historic preservation plan to designate a local historic district. Prior to Council's action on designation, the Durham Planning Commission's Zoning Committee reviews and makes a recommendation to Council regarding the designation and preservation plan for the proposed district.

The City administration, primarily the staff of the Durham City-County Planning Department, is responsible for providing staff assistance to the Historic District Commission. The City staff produces the preservation plans for proposed historic Districts, processes applications for Certificates of Appropriateness, and provides the Commission and the public with technical assistance. Certain changes in historic districts may be approved administratively by the designated Planning staff person.

Map 1, National Register Districts Boundaries



II. Historic District Inventory

This section of the Trinity Heights Historic District Preservation Plan includes the history and architecture of the District, a description of the local District's boundary, and the inventory and analysis of the District today.

A. *History of District*

1. **Early History**

No history of Trinity Heights could be complete without a look at the overall history of the City of Durham and, particularly, downtown. From the 1840's when Dr. Bartlett Durham built his estate in what is now Durham's central business district until the early years of the twentieth century, Durham encountered rapid growth. The completion of the North Carolina Railroad Company line in 1854 provided the means for Durham's agricultural and manufactured products to reach both ends of the State. Steady growth for the area accompanied the railroad. By 1860, an academy, a hotel, stores, trade shops, saloons, and several tobacco factories were scattered in and around present-day downtown Durham. Farm land made up the remainder of land around Durham.

The Civil War curtailed any new growth temporarily, but the hamlet of Durham was already established and provided the foundation for future growth. Although Durham saw no military action during the Civil War, the end of that war can be credited for the remarkable growth that followed. The surrender at Bennett's Farm (west of Durham) of the North Carolina troops brought numerous Union and Confederate soldiers to the hamlet. J. P. Green's tobacco factory, previously built and owned by R. F. Morris and located on land purchased from Dr. Durham, provided a diversion for the troops waiting for the terms of surrender to be negotiated. The soldiers returning home spread the word about the quality tobacco they found in Durham. Soon, tobacco orders came to J. P. Green from all over the reunited nation, and the growth of his company set the stage for Durham's development as a major agricultural and manufacturing town.

By 1870, Durham was incorporated and the years that followed brought phenomenal growth to the City. New factories, commercial enterprises and public institutions began to supply the demands of the stream of new Durham residents. The population of Durham sprang from 200 in 1869 to 2,000 in 1880 and doubled to 4,000 in 1890. During the post war years, the people who would shape the entire future of the City opened businesses and built their homes in Durham. Such men as Washington Duke, Julian S. Carr and Richard H. Wright saw their fortunes rise along with the growth of the City. It was these early citizens of Durham who would later be responsible, directly and indirectly, for the development of Trinity Heights as one of the earliest planned subdivisions in Durham.

2. 1880's Through 1890's

The beginning of the decade saw the continued expansion of tobacco empires, an increasing number of small businesses, and a constant growth in population; however, it became readily apparent at the end of 1880 that public services were not keeping up with the growth. On December 1, 1880, a major fire destroyed an entire downtown commercial block at the intersection of Main and Mangum Streets. Two weeks later a second block burned in downtown. The lack of paved streets and the antiquated fire-fighting equipment were partially to blame for the massive damage. By 1882, downtown streets were paved, and great strides were made in improving the volunteer fire department. The remainder of the decade saw improvements in other services as well. Durham received electricity, water and a trolley service during this period. The same business leaders who were responsible for Durham's early growth also took the lead in providing public services. It was also during the early 1880's that Durham County was formed (from Orange County) and the original County Courthouse and a jail were built.

Durham began to experience a diversified economy in the 1880's. The success of tobacco indicated to many that the town could do equally well with textiles. During the 1880's, the Durham Cotton Manufacturing Company, in East Durham, was started by Julian S. Carr to produce textiles that could be used for tobacco bags. The company later produced other fabrics and proved to be quite successful. Other businesses that began during this decade included Durham Foundry and Machine Works, Golden Belt Manufacturing Company, and the Durham Fertilizer Company. Along with major new tobacco enterprises, these new company's required an increase in banking institutions and other related businesses. The new businesses required an ever increasing work-force and housing was a major need. The Durham Cotton Manufacturing Company constructed mill houses in East Durham and the neighborhoods between the textile mill and Downtown began to develop at a rapid speed. Houses were constructed along East Main Street, Cleveland Street, and Holloway Street neighborhoods for both the tobacco and textile magnates as well as their white and blue collar workers.

In 1889, a decision was made by Trinity College and its president, John Franklin Crowell, to relocate the college to Durham from Randolph County. The site chosen was Blackwell's Park (now the East Campus of Duke University) which was previously used for local fairs and carnivals. The 62 acre tract of land, located approximately one half a mile west of Downtown, was donated to Trinity College by Julian S. Carr. The College also received a sizable donation to help with the new construction from Washington Duke. These generous donations by Carr and Duke were the primary reason that Trinity College chose Durham over Raleigh as the new home for the school.

The Dummy Street Railway, a trolley system, was constructed in 1885 and was already operating when the college moved to Durham. The trolley system operated primarily along Main Street and ran east and west from the southern portion of the College to Ramseur Street east of downtown Durham. The chosen site of the college made the trolley system appear even more viable. The Dummy Street Railroad Company held the contract for all street car systems in the City, and it was assumed by nearly everyone that the trolley system would be the force behind future development west of the city limits. Many of Durham's most prominent citizens were already moving west of Downtown. It was a matter of time before others would join them.

In 1890, Julian Carr and Richard H. Wright formed a company called Durham Consolidated Land and Investment Company (DCL&I). The company purchased 286 acres north of the Trinity College tract on which Carr and Wright planned to develop as a

residential area to complement the College. The land extended from Ninth Street east to Buchanan Street. The site stretched north from Markham Street to include Club Boulevard and a portion of Guess Road. This particular tract was sought by others at the time, not only because of its proximity to the College, but also because of the transportation service to downtown Durham. The northern portion of the tract is now known as Walltown and the smaller, southern area is Trinity Heights.

Trinity Heights was platted in 1890 in conjunction with the start-up of construction at Trinity College. Trinity Heights was designed in a grid format with streets intersecting at 90 degree angles. Although the grid system of streets was common throughout the world and particularly the United States, this was the first true grid development in Durham. The topography and the railroad had dictated the irregular shape of Downtown. The streets were even designated by letters and numbers which made it easy to differentiate streets in anticipation of the trolley system coming through the neighborhood. Markham and Green Street were named A and B streets respectively while those beginning with Lancaster Street and moving west to the present day Ninth Street, were numbered consecutively. The name Trinity Heights was most likely chosen by combining the name of the College with the areas geographical location of the site north of the campus or the neighborhood's higher elevation.

The operation and expansion of the Dummy Street Railroad was paramount to the success of any development by Carr and Wright. In 1890, DCL&I platted the 286 acres for housing; however, the railroad was proving to be less successful than planned. In 1891, the company tried to purchase the Dummy Street Railroad in an attempt to forestall the trolley company's collapse. The trolley system finally failed and was completely dismantled by 1894. Meanwhile, some of the lots in Trinity Heights were sold prior to the demise of the trolley. The new owners of these lots constructed the first homes in the neighborhood. Trinity Heights began to develop, although at a much slower pace than originally anticipated. The full development of Trinity Heights would not take place until after the turn-of-the-Century. While Trinity Heights was beginning to evolve, the area immediately west of the neighborhood was beginning to have an impact on growth.

In 1892, Benjamin Duke, George W. Watts and William Allen Erwin began an operation which would dramatically increase jobs and the need for housing west of the City. Erwin Cotton Mills began operation in 1893 and, by the end of the century, around one thousand workers were operating the state-of-the-art machinery. The mill produced muslin for tobacco pouches initially; however, it was soon the South's first producer of denim. Before the mill was in operation, the company had begun construction of a vast mill village west of Broad Street and adjacent to Trinity Heights. By 1900, West Durham, as the area is known, included approximately 440 houses for the workers as well as other privately built homes. The success of the mill also spurred development of the commercial areas around Ninth Street. By the turn-of-the-Century, Trinity Heights not only had easy access to Downtown, but also it was within easy access to the Ninth Street commercial district. The desirability of the neighborhood was now beginning to overcome the loss of the Dummy Street Railroad.

3. 1900-1920

In 1901, Richard Wright successfully began the Durham Traction Company which operated a much more efficient electric trolley system. The West Durham development helped to make the new trolley system a success. This new venture, along with the expanding college's need for housing, enhanced the further development of Trinity Heights. During the first decade of the Twentieth Century, many instructors and

professors from the college found that the area offered the most convenient housing for their needs. Also, early residents opened boarding houses in the area, providing off-campus, student housing. Though still outside the city limits, the neighborhood was a convenient location between the Erwin Cotton Mill development in west Durham and downtown. The area around Trinity Heights was also prime area for housing as well.

The Trinity Park neighborhood, located immediately east of the College and Trinity Heights, was platted by Brodie S. Duke in 1901. Duke wisely chose to wait to develop this area until the creation of the new trolley system, and as a result, Trinity Park was not fully developed until the second two decades of the Twentieth Century. On the other hand, all blocks of Trinity Heights contained housing by 1910. It should be noted that the 700 block of Clarendon Street was closed to make way for expansion of the college around 1910. Several homes were located on this block and subsequently moved as discussed in following section of the architectural history. The area west of Trinity Park and north of Trinity Heights, known as Walltown, was also developed at this time to provide housing for the increasing number of blue collar workers in Durham. Walltown generally begins north of Green Street, although there are a number of homes in Walltown which reflect those found in Trinity Heights. The 900 blocks of Lancaster and Clarendon Streets are two such sections of Walltown which could be considered as a logical extension of Trinity Heights. The blocks between these two streets contain housing stock more directly associated with Walltown.

By 1913, many lots in Trinity Heights were developed, with an eclectic blend of styles and sizes. The neighborhood was almost an extension of the growing campus in that it provided some of the housing needs for the students, faculty, and employees. The neighborhood was closely associated with college, and even those property owners who were not directly connected with the college, often provide housing or food services for the students and faculty. Because of the association between the neighborhood and the school and the spiraling influence of the school, developers built a number of houses for speculation. F. M. Tilley, a farmer turned realtor, built several houses in the area, primarily on Lancaster Street from circa 1910 until the early 1920's. By the end of the second decade of the Twentieth Century, Trinity Heights was almost completely developed. However, major changes concerning the college caused a new spurt of building activity in the neighborhood.

4. 1920-1940

Trinity Heights experienced sporadic infill development in the first half of the 1920's. Trinity College was also continually expanding during this period. Rumors were rampant about the prospect of the college becoming a university. In 1924, the Duke Endowment was created by J. B. Duke. This endowment was set up to help a number of hospitals, orphanages and other organizations in the Carolinas. Also a major benefactor was Trinity College, which initially received \$6 million to help pay for the expansion of the school. The news had an immediate effect on the price of land adjacent to the school. The College had already acquired the 800 block between Berkeley and Sedgefield Street and it was obvious that the college intended to buy more land adjacent to this tract. Trinity Heights land values skyrocketed and the school changed plans and purchased 8,000 acres southwest of the original campus (today known as Duke's West Campus). This action and the subsequent creation of Duke University was the major factor in the retention of the residential character of Trinity Heights.

The neighborhood continued to develop throughout the period. The focus of the new construction was still very much oriented toward serving the needs of the College. The

Asbury Methodist Church, which had a long-time relationship with the College and the Erwin Cotton Mills, built its new church on W. Markham Street in 1926. The original church, which was known as the West Durham Methodist Church, was built in 1897 at the corner of W. Main Street and Ninth Street on land donated by Benjamin N. Duke. The congregation outgrew the original church during the second decade of the Twentieth Century and purchased the lot at the corner of Markham Avenue and Clarendon Street. The new church was designed in a Renaissance Revival style by Greensboro architect, Harry Barton.

It was also during the two decades before World War II that the most elaborate and unique homes in the historic district were built. As was traditional throughout Durham from its earliest days, the most prominent homes were built on major transportation corridors (Markham and Buchanan Streets) as opposed to inner neighborhood streets. The Whitted and the Cunningham houses on Markham Street are two examples of homes built for influential people involved with the College. W. L. Whitted was a treasurer for Duke University and Cunningham was a professor of Zoology when the school was still Trinity College. The Whitted House was one of the first Spanish Mission style homes to be built in Durham. The Cunningham House, the oldest and more elaborate of the two, was faced with random coursed ashlar identical to that of the wall that surrounds the University's East Campus.

One of the most prolific styles of structures found in Trinity Heights is the bungalow style. The neighborhood included fine examples of this widely popular style built all through the decades from 1920 until World War II. This style typically features one or one and a half stories with an engaged porch. The F. M. Tilley House at 806 Lancaster Street is one example of this style. F. M. Tilley was a farmer who changed professions to realtor and was responsible for developing much of the 800 block of Lancaster Street. Another bungalow built by Tilley is located at 822 Lancaster Street and was the home of H. C. West. West was a carpenter who was responsible for many of the interior and exterior details in the District. The neighborhood was not only an interesting blend of architecture, but also was the home for contractors, students, teachers, business owners, and other people from a broad range of backgrounds and interests.

The tradition of diversity of housing in Trinity Heights continued with the addition of the stylish Rollins and Manchester Apartments on Lancaster Street in the later 1920's. Originally begun by F. M. Tilley, who went bankrupt during their construction, the two story Rollins and Manchester Apartments were completed by E. T. Rollins and former North Carolina Governor William B. Umstead, respectively. These deluxe apartments were mostly rented by visiting professors and professionals who were brought to the College to assist with the expansion and by married students. The two buildings, which were originally identical, are four-plexes and feature Flemish bond brickwork. After the construction of these apartments and others east of the District, Trinity Heights and Trinity Park had the highest concentration of apartments in Durham. In recent years, the apartments have been sensitively converted to condominiums.

5. Late History

Over the last fifty years, Trinity Heights has retained most of its architectural integrity. Many of the original families who built their homes around the turn of the century are still represented in the neighborhood. The close relationship between the area and Duke University continued unabated during this period. Trinity Heights continued to offer off-campus housing for students and employees of the University, and the school retained

ownership of many of the neighborhood's properties. The area has experienced very little demolition and incompatible renovations to existing structures.

Trinity Heights did experience some construction during this period. Several single-family cottages were built in the 1940's along Onslow Street. Also during this decade at 802-04 Berkeley Street, the first duplex structure was built in the neighborhood. The decades of the 1950's and 1960's saw very few new buildings constructed. One house at 806 Berkeley Street and two apartment buildings at 810 Clarendon Street and 1404 W. Markham Street were the only documented new structures during the period. Most of the activity in Trinity Heights during the 1960's was the conversion of single family homes to apartments such as 823 Clarendon Street and 822 Lancaster Street.

In the late 1970's and early 1980's, the neighborhood witnessed a renaissance along with the neighboring Trinity Park. The area was again becoming one of the more desirable neighborhoods for a new type of housing market which surfaced in Durham during these two decades. Houses in both neighborhoods were being purchased increasingly by young couples and singles. The economy of the time—marked by rising prices, high interest rates and maturing, post-World War II “baby boomers”—was making older homes a bargain over new homes built in suburban areas. Very often the homes in these stable neighborhoods would be larger and offer better construction than comparably priced new homes. Furthermore, the national trend toward renovation of older homes was having an impact. The Trinity area also had the advantage of being convenient to most of the residents' work and school; and therefore, more economical in light of the rising fuel costs experienced during the 1970's.

Trinity Heights experienced very little new construction in the last two decades. The most significant new construction took place in 1983. At this time, a series of four condominiums were built on Berkeley Street. The condominiums were designed by the firm of Cogswell/Hausler Architects and Planners of Chapel Hill in 1981. The striking, contemporary design of the structures is very compatible with the neighboring historic houses. The developer and architects were careful to evaluate the surrounding historic properties when designing these new buildings. To promote the building of equally compatible new construction in the future is one objective of the designation of Trinity Heights as a local historic district. The following section of the Preservation Plan takes a more detailed look at the historic architecture of the District in order to provide clues for compatible future construction.

B. Architecture in Trinity Heights

1. Earliest Structures

Trinity Heights represents a microcosm of vernacular styles found throughout the City's earliest neighborhoods. From Neoclassic, Victorian, and Spanish Mission styles to bungalows, the houses are diverse, yet somehow compatible with each other. The tightly controlled, uniform lots and the establishment of sidewalks and street trees from the earliest days help to unify the overall neighborhood. Also, most of the individual streets in Trinity Heights display a basic similarity of styles while those structures that exhibit unique architecture are confined to the south of the district (closest to the University) or to other prominent locations. This architectural diversity can be traced to the slow, early growth of the District, the social and economic conditions and the individual wishes of the owners.

As stated in the history of the District, the first homes in the Trinity Heights development were built in the 1890's. The Osborne House at 818 Clarendon Street is one of the

earliest structures still standing in the neighborhood. The two-story, one-room-deep house features Neoclassical and Victorian details and a hipped roof. The house is embellished with applied barge boards in the pointed window lintels, a polygonal bay on the north elevation and a one-story wrap around porch on the first floor with a single bay porch centered on the second floor. This house was moved to its present location from the 700 block of Clarendon Street when that portion of the street was closed around 1910. Another structure, which has similar details and was also moved from the earlier closed portion of the street, is located at 822 Onslow Street. Known as the R. N. Wilson house, it also has a hipped roof. This one-and-one-half story house includes many Victorian details including full length, two-over-two windows; highly decorative porch details (turned posts, drop pendants, and carved, arched fan details between the posts); and pedimented, dormer windows with fish scale shingles. Both houses are representative of the styles which were popular in Durham before the turn-of-the-Century and more often found in the oldest neighborhoods in the City.

2. Early Twentieth Century Development

The first two decades of the Twentieth Century were the most prolific period in construction in Trinity Heights. Over twenty-five homes were constructed during this time. The early structures were scattered throughout the District; however, the majority were built on Clarendon Street. The house at 822 Clarendon Street is another large, two-story house that was apparently moved to site around 1913 from the closed, 700 block of Clarendon. This house has many fine details including a decorative, cut-work vent in the front gable, pointed arch surrounds at the windows and entrance, a Victorian window with stained glass in the front door, and a near full-facade porch with molded frieze and tapered box posts.

Other houses nearby are indicative of Clarendon Street's early development. The House at 808 Clarendon also dates from the first decade of the Twentieth Century. This one-story house features a tall hipped roof, a hipped roof attic dormer, and a full facade porch supported by tapered box posts on stone plinths. Nine-over-one sashes and sidelights at the entrance are important decorative elements. The nearby Floyd Wright house at 812 Clarendon has a similar layout and features and could have been built at the same time, perhaps by the same builder. Located at 814 Clarendon Street is a large, two-story home from the period that includes tapered box posts on the porch and molded box cornices with returns. The house at 809 Clarendon Street is one of the earliest structures on the street. This one-story house has a prominent cross-gable roof and wrap-around porch with turned posts and decorative sawn spandrels. Two other house from the period include the one-story house at 811 Clarendon, which originally included a full facade porch and the two-story T-shaped house at 819 Clarendon, which is one of the more austere structures from the early years of the neighborhood.

The period also included a number of structures that were built on Onslow, Berkeley and W. Markham Streets. These streets contain a number of the earliest homes from this period. The structure known as the Franck House at 801 Onslow Street was one of the early structures to be built after the turn-of-the-Century. The Neo-Colonial, two-story home features a handsome wrap around porch with bulbous, Tuscan columns supported by brick plinths. Another feature of the home is the hipped roof with a gable roof wing. The neighboring structure at 805 Onslow Street is one of the more unusual early homes in the neighborhood. Giving the appearance of two houses that have been joined, the structure features a large, two-story L-shaped block with a rectangular rear wing. This rambling structure includes pointed arched window surrounds with bargeboards applied to the lintels, turned porch posts and decorative railing. The two structures at 812 and

814 Berkeley Street are also from the turn-of-the-Century. Both of these hipped roof, two-story homes are very similar in style, materials and details. The simple Queen Anne style indicates their early construction dates and their turned posts and match stick railing are among their common features. The major difference between the two is that 814 Berkeley has larger boxed cornices with returns. The house located at 1704 W. Markham Street is reminiscent of other one-story, Victorian style homes in the neighborhood. This one-room-deep home features a "triple A" roofline.

The houses found on the 800 block of Lancaster Street are generally a few years newer than the ones discussed above, but they were still constructed by 1913. The majority of houses built on this street were constructed between 1905 and 1920. The one-story, Victorian structures at 809, 811, 812, and 819 Lancaster Street all date to circa 1910 and have a number of common details. All have hipped, gable or combination roofs and all have front porches as their major features. A similar house, constructed of Brick veneer, is located at 822 Broad Street. Individual details on these structures are interesting as well. The structure at 811 Lancaster features four lite transoms above the double hung sash windows on the front facade and two interior, corbelled brick, chimneys. The house at 812 Lancaster includes a very decorative fanlight window to the right of the entrance. The house at 819 Lancaster has been altered considerably from its early appearance by the addition of a "picture window" centered on its front wing and iron posts and railings on its porch.

The handsome, two story, neo-colonial structures at 804, 814, 818 and 822 Lancaster Street also date from the earliest development of the street. All feature very simple details and either hip roofs with gable wings or cross-gable designs. As was the case with other streets in the District, porches are featured on each of these earliest dwellings. Tapered box posts or tuscan columns with match stick railings predominate. A number of individual features are found on these structures. For example, 814 Lancaster has a cross-gable roof with circular vents in the pedimented gables, and 804 Lancaster features two interior, corbelled brick chimneys.

3. 1910 to 1940

A definite change took place in styles of homes constructed after the first decade of the Century. Although a few homes were built in the district after 1910 that reflected earlier tastes, new styles of architecture began to be promoted by national magazines and other publications. A new style of homes called Bungalows began to show up in cities across the country after being introduced in the late 1890's. Either one-story or one-and-a-half-story, these homes were generally compact yet offered a number of features that reflected the changing lifestyles of the owners. Bungalows featured a much lower roof-line than earlier styles which not only made the houses appear more modern, but also served to cut the construction costs. Often these homes were built so that the owner could expand their living space in the attic area at a future time, without too many alterations. Also, the bungalow design generally incorporated a large, covered front porch that was incorporated into the overall design of the structure. Often the roof of the structure also covered the porch (engaged porch). Bungalows were well suited to narrow city lots due to the typical narrow front and deep sided configuration. The bungalow was one of the most prolific styles in the country from 1910 until World War II, and Durham was no exception.

The F. M. Tilley house is one of the earliest bungalows constructed in the District. Located at 806 Lancaster Street, this bungalow was built and occupied by Fletcher M. Tilley who was responsible for most of the development of this block. For his own

house, Tilley chose a design that somewhat bridges the new style with the old. The structure features a large wrap-around porch with broad, shallow arches that rest on tall, tapered brick piers. Decorative brick-work forms the railing and rusticated stone tops all of the brick. Although the structure appears more modern for its time; the window treatments, hip roof, corbelled chimney and attic dormer all reflect earlier structures in the District. Tilley was also probably the builder of a second bungalow on the street located at 810 Lancaster Street. This home features a full facade porch supported by paired, paneled-box posts on brick plinths.

Other bungalows that were built during the second and third decades of the century include the house located at 813 Onslow Street. This house is classified as a type-A bungalow which features details similar to Tilley's houses (hip roof, dormer, wrap-around, engaged porch) that reflect some of the earlier styles found in the district. A type B bungalow, as seen in the design of the house at 823 Onslow, was a logical progression from earlier bungalows. This house and other type B bungalows incorporate a gable-front roof extends across a full facade porch. This house also reflects the narrow and deep configuration that became more common as the bungalow style progressed through the years. Other bungalows in the Trinity Heights District include the house at 820 Clarendon Street. This bungalow is also narrow and features an attached porch which became increasingly prevalent over the years.

A number of bungalows were built on the north side of Green Street during this period. The house at 1308 Green Street (ca. 1920) is one of the more unique bungalows in the City. The exposed post and lintel beam construction of the porch and the narrow casement windows are indicative of the California Bungalow style. The adjacent structure at 1310 Green Street is another example of the bungalow style. Its recessed porch and broad arch with an applied keystone is one of the more unique structures in the District. The largest bungalow style house in the District is also located on Green Street. The structure at 1600 Green Street is a two story bungalow with California details.

The other styles of structures built in Trinity Heights during this period are more diverse. The land on W. Markham Avenue across from the college was considered to be prime development sites, particularly by those who were connected to the college. The two story structure at 1206 W. Markham Avenue was one of the earliest homes built on one of these lots. The frame house is indicative of the Colonial Revival style, and as such, is more reflective of the other homes in the district. The Cunningham House at 1200 W. Markham was the next home to be built on the street. The two story house was sheathed in stone veneer much like the wall that surrounds the campus across the street. The hip roof with clipped gables makes this house one of the more striking ones in the area. The Whitted House, located at 1204 W. Markham, is unquestionably the most unique structure in the district. The one-and-one-half story house is one of a handful of Spanish Mission style homes in Durham. Built in 1926, the Whitted House features a flat roof, stucco exterior, arched entryway, metal casement windows, and terra cotta details above windows and walls. Several other house were built on this street during the period including the "T" shaped, brick veneer house at 1312 Markham Avenue.

The majority of structures built during this period in the district were originally single family homes; however, several apartment buildings and a church were constructed prior to 1940. The two earliest apartment buildings in the district were the Rollins and Manchester apartments which were built on Lancaster Street in the mid-1920's. These two-story buildings, located at 803 and 813 Lancaster Street, respectively, feature Flemish bond brickwork and flat roofs. Their massing, scale and details make them very compatible with the neighborhood. The structure located at 1308 W. Markham Avenue

was built as a duplex in the early 1930's. This building is a "foursquare", frame dwelling which originally featured wooden supports below the entrance hoods (now replaced with iron-work). The only non-residential structure in the district is Asbury Methodist Church (1612 W. Markham Avenue). The building was constructed in 1926 for the church which was organized in 1894. The main facade of the brick church was designed by Greensboro architect, Harry Barton. The blind arches that are incorporated into the design are reminiscent of the transitional churches of the late Gothic/early Renaissance Tuscan churches. The building's historic fabric and unique character makes Asbury Church one of the most important buildings in the district.

4. 1940 to Present

The Trinity Heights neighborhood experienced very little new construction during the last fifty years. Two small cottages on Onslow Street, 814 and 811, were the earliest buildings constructed in the 1940's. The building at 814 Onslow Street is a one-and-a-half story, frame cottage and features a simple, gable roof and a combination of double hung and sash windows. The house at 811 Onslow Street is also one-and-a-half stories and it displays a brick veneer exterior and a one-story wing on the main facade. This house also features an engaged porch. The brick veneer duplex located at 802-4 Berkeley Street was also constructed during the 1940's. The hip roof and Neoclassical entrance surrounds make this structure more compatible with the older structures in the neighborhood. From 1950 until the 1980's, the only buildings constructed in the neighborhood were incompatible and non-contributing to the historic integrity of the district.

The most significant structure built after World War II is a row of attached condominiums located at 816 Berkeley Street. These condominiums were built in 1984 and reflect great care in designing the structure to blend with the neighborhood. Although strikingly contemporary in appearance, the design focuses on elements and materials that are totally compatible with the older homes. Constructed of wood, they feature steeply pitched, gable roofs. The setback and overall configuration of the structure was also well thought out and further enhances the overall district. The design of this structure is an excellent example of what district designation and the preservation plan promotes for new construction in the district: compatible, contemporary architecture.

C. *Boundary Description*

The Trinity Heights Historic District boundary (see Map 2, Local District Boundary) is based on the assessment of the historic fabric of the neighborhood. The entire National Register District has been incorporated into the local district and additional properties have been added. The boundary line generally includes the area bounded by Buchanan Street to the east, Markham Street to the south, Broad Street to the west and Green Street to the north (a number of properties north of Green Street are also included. The following parcels, referenced by tax map numbers are located within the boundaries of the Trinity Heights Historic District:

002-02-010	002-04-013	002-06-004	002-06-010
002-02-011	002-05-012	002-06-005	002-06-011
002-02-012	002-05-013	002-06-006	002-07-001
002-02-013	002-06-001A	002-06-007	002-07-002
002-03-012	002-06-002	002-06-008	002-07-003
002-03-013	002-06-003	002-06-009	002-07-004

002-07-005	002-08-002	002-08-016	002-10-009
002-07-006	002-08-002A	002-08-017	002-10-010
002-07-007	002-08-002B	002-08-018	012-01-012
002-07-008	002-08-002C	002-08-019	012-06-001
002-07-009	002-08-002D	002-08-020	012-06-012
002-07-010	002-08-004	002-09-001	012-06-013
002-07-011	002-08-005	002-09-002	012-06-014
002-07-012	002-08-006	002-09-003	012-06-015
002-07-013	002-08-007	002-09-004	012-06-016
002-07-014	002-08-008	002-09-005;	012-06-017
002-07-015	002-08-009	002-10-001	012-06-018
002-07-016	002-08-009A	002-10-002	012-06-019
002-07-017	002-08-010	002-10-003	012-06-020
002-07-018	002-08-011	002-10-004	012-06-021
002-07-019	002-08-012	002-10-005	012-06-022
002-07-020	002-08-013	002-10-006	012-06-023
002-07-021	002-08-014	002-10-007	012-06-024
002-08-001	002-08-015	002-10-008	

D. *Historic Inventory and Analysis*

In 1990, the Durham City-County Planning Department completed a survey and inventory of the Trinity Heights neighborhood. A study area was designated which encompassed the National Register boundaries and included the surrounding properties. An inventory data form was completed for each property, including historical, architectural, and landscape data. Photographs were also taken of the neighborhood.

The information which resulted from this survey and the previous inventory was used to analyze the attributes and needs of the historic area, and to establish the final boundaries of the local Historic District. This section of the Preservation Plan addresses the existing conditions which make up the Trinity Heights Historic Districts. The section is divided into six subsections: Criteria, Significance, Building Conditions, Architectural Styles, and Landscaping and Signage, and Present Zoning.

1. **Criteria**

It is important to establish clear criteria for judging both the significance and condition of structures within the Trinity Heights Historic District. The following terms are used in this Preservation Plan to measure each property's historical significance and condition. Further architectural terms are defined in the Principles and Review Criteria section. The following significance terms are based on historical, architectural, or cultural merit:

Pivotal:	Those properties which are unique or best examples of the qualities that make up the district.
Contributing:	Those properties which contribute to or support the qualities that make up the district.
Non-Contributing:	Those properties which do not contribute to the District; however, these properties may do so in the future with alterations or age.
Intrusive:	Those properties which have a negative impact on the integrity of the district.

The following terms relate to the physical condition of the properties:

Excellent:	Those properties which exhibit outstanding visual and structural condition.
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Sound:	Those properties which exhibit good visual and structural condition (may need minor cosmetic repairs or maintenance).
Marginally	Those properties which exhibit fair or poor visual and structural
Deteriorated:	condition (may need moderate repairs and maintenance).

The list in Figure 1, Trinity Heights Property Data includes all of the existing primary structures that are located in the local district boundaries. The geographical distribution of historic significance and building conditions are shown on Maps 3 and 4.

Figure 1, Trinity Heights Property Data

Property	Date	Significance	Condition
1200 W. Markham Av.	1921	C	S
1204 W. Markham Av.	1925 c.	C	S
1206 W. Markham Av.	1910	C	S
1308 W. Markham Av.	1930 c.	C	S
1312 W. Markham Av.	1935 c.	C	S
1404 W. Markham Av.	1955 c.	I	S
1410 W. Markham Av.	1930 c.	C	S
1612 W. Markham Av.	1926	P	E
1700 W. Markham Av.	1930 c.	C	S
1704 W. Markham Av.	1900 c.	C	S
804 Lancaster St.	1920 c.	C	S
806 Lancaster St.	1925 c.	C	S
810 Lancaster St.	1925 c.	C	S
812 Lancaster St.	1935 c.	C	S
814 Lancaster St.	1910 c.	C	S
818 Lancaster St.	1910 c.	C	S
822 Lancaster St.	1911	C	S
803 Lancaster St.	1920s	C	S
809 Lancaster St.	1900-1910	C	S
811 Lancaster St.	1920 c.	C	S
813 Lancaster St.	1920s	C	S
817 Lancaster St.	1910 c.	N	S
819 Lancaster St.	1910 c.	C	S
823 Lancaster St.	1910 c.	C	S
804 Onslow St.	1928	C	S
808 Onslow St.	1920	C	S
814 Onslow St.	1940	N	S
816-818 Onslow St.	1910s	C	S
822 Onslow St.	1905 c.	C	S
801 Onslow St.	1900 c.	C	S
805 Onslow St.	1900 c.	C	S
807 Onslow St.	1910 c.	C	S
811 Onslow St.	1940s	N	S
813 Onslow St.	1920 c.	C	S
821 Onslow St.	1915	C	S
823 Onslow St.	1915	C	S
822 Broad St.	1910-915	C	S
802-804 Berkeley St. 1940's	N	S	
806 Berkeley St.	1960 c.	N	S
810 Berkeley St.	1910 c.	C	MD
812 Berkeley St.	1900 c.	C	S
814 Berkeley St.	1900 c.	C	S
816 Berkeley St.	1984	N	E

811 Sedgefield St.	1920s	C	S
901 Sedgefield St.	1920 c.	C	S
808 Clarendon St.	1900 c.	C	S
810 Clarendon St.	1950-60	N	S
812 Clarendon St.	1900s	C	S
814 Clarendon St.	1930 c.	C	S
818 Clarendon St.	1900 c.	C	S
820 Clarendon St.	1910 c.	C	S
822 Clarendon St.	1900 c.	C	S
805 Clarendon St.	1900s	C	S
809 Clarendon St.	1900 c.	C	S
811 Clarendon St.	1910 c.	C	S
819 Clarendon St.	1910 c.	C	S
821 Clarendon St.	1930 c.	C	S
823 Clarendon St.	1920 c.	C	S
901 Clarendon St.	1910 c.	C	S
803 Buchanan St.	1930 c.	C	S
1300 Green St.	1925 c.	C	S
1302 Green St.	1925 c.	C	S
1306 Green St.	1925 c.	C	S
1308 Green St.	1930	C	S
1310 Green St.	1930	C	S
1305 Green St.	1930	C	S
1411 Green St.	1920	C	S
1406 Green St.	1925 c.	C	S
1410 Green St.	1925 c.	C	S
1500 Green St.	1920 c.	C	S
1604 Green St.	1925 c.	C	S
Legend			
P = Pivotal		E = Excellent	
C = Contributing		S = Sound	
NC = Non-contributing		MD = Marginally Deteriorated	
I = Intrusive			

2. Significance

Figure 1, Trinity Heights Property Data and Map 3, Architectural Significance show the dates and architectural significance of all the structures within the local historic district. These rankings and construction dates help to determine the existing historic fabric of the overall district. From the chart and map, we learn that the Trinity Heights Historic District contains only one intrusive structure and a handful of non-contributing structures, and all of the remaining structures are either pivotal or contributing. The historic significance of the District is further accentuated by the fact that nearly 70 percent of the primary structures were constructed between 1890 and 1920. Approximately 95 percent of the District structures are ranked pivotal or contributing which indicates that Trinity Heights is one of the most intact historic neighborhoods in Durham.

3. Building Conditions

Figure 1, Trinity Heights Property Data and Map 4, Building Conditions also show the relative building conditions of all structures within the District. The building condition rankings are of major importance for the protection of a district's historic resources. Nearly all properties in Trinity Heights are listed as sound or excellent which indicates generally good property maintenance. The high number of owner-occupied dwellings, as well as an established neighborhood association, are partly responsible for the overall

sound condition of the area. Although Trinity Heights displays a great deal of care on the part of property owners, at least one home is moderately deteriorated and several homes have been destroyed in the last two decades. Also, a number of homes have received extensive alterations which have resulted in the loss or alteration of historic fabric. The local historic district status for this valuable area is being implemented to slow this deterioration and to protect this historic part of Durham.

4. Architectural Styles

Trinity Heights displays an interesting mix of architectural styles. The predominant style in Trinity Heights is Victorian, with Neoclassical/Neo-Colonial a close second. Many of the later homes in the neighborhood adopted Victorian and Neoclassical details even though the houses were constructed later than the true styles' popularity. The next most prevalent style is the Bungalow, which became the standard for new homes built before World War II. A handful of other styles are spread throughout the neighborhood and includes Foursquare, Queen Anne and Spanish Mission. The Gothic and early Renaissance church is unique to the neighborhood. Figure 2, Roof Types shows comparisons of these styles.

Even with diverse architecture, a number of similarities can be found among the existing structures. About half of all structures in the district feature a gable roof in various configurations (see Figures 3, Gable Treatments and Figure 4, Window Types). Nearly half of the structures feature hip roofs and the remainder are flat. Most homes feature an upper-story dormer or attic gable which is either functional or decorative. The effect of these gables and dormers is to emphasize the roofs of the structures and accentuate the height of the structures. The structures range from one-story to two-story in height with a number of structures having one-and-one-half stories. Most structures have prominent chimneys. They are often decorative brick and are placed either interior or exterior. The oldest homes feature decorative corbelled brick stacks.

Nearly all structures in Trinity Heights include a porch on the main facade, either covered or uncovered. Most of the earliest structures include a full-facade or wrap-around covered porch which was often engaged. The porches on later homes, particularly the Bungalows, were also near full facade and featured prominent plinths and other details to make the porches the most prominent design element of the structure. The Rollins and Manchester apartments are among the few structures with porches on two levels. Most porches feature wooden details; however, a few exhibit handsome brickwork. Tapered, box posts and matchstick railings are the most common porch treatments in Trinity Heights.

Other notable architectural details include the window and door treatments. Windows in the district represent a full spectrum of types (see Figure 4, Window Types). One-over-one and two-over-two, double-hung sash windows are the most common. Variations of these types are prevalent throughout the district. Six-over-six and nine-over-nine are also found in abundance as well, and several homes have metal casement windows. Doors and entrance treatments vary greatly in the district. Some doors are solid with raised panels while others are full view glass or paneled with half glass. Transoms and sidelights are also found frequently as part of the main entrance. Decorative side windows (fanlights, lunettes, etc.) are also found adjacent to entrances on a number of homes in the district.

The overall appearance of the district shows a similarity in mass and scale, which indicates a strong desire by the early builders to maintain an order in the neighborhood while promoting individual styles. Nearly all structures feature windows and doors of comparable size and shape. Buildings vary in height, but they tend to blend with the

neighboring ones of differing heights by raising or lowering the roof lines, adding interest to the facades and roofs, and by slight alterations of setback. This compatible use of mass and scale should be emphasized to designers of new buildings for the district.

5. Streetscape and Landscape

One of the most unifying features of the entire district is the street layout and landscaping. The grid street pattern of Trinity Heights has been maintained since the development was originally planned. Also service alleys were included in the original plans and several survive today. The sidewalks have all been laid out with median strips between the street and the walk. Due to the lack of major changes on interior streets, these medians remain intact. Granite curbs in various areas of the district also are indicative of the age of the neighborhood. Between the sidewalks and the front lawns are low (twelve inches) concrete-over-brick walls. Common throughout Durham's earliest neighborhoods, these walls help to define property lines with a clean edge and are reminders of the days when streets were unpaved. These walls and the granite curbs should be maintained with any future changes in the neighborhood.

Another unifying element of the district is the landscaping. Mature street trees planted in the median strips and other trees within most of the lawns in the district reflect the careful planning of the neighborhood from its earliest days. Most street trees are willow oaks; however, other oaks, various maples and a number of ornamental trees are represented as well. The trees form a natural canopy over much of the neighborhood that enhances the quiet neighborhood quality of the area. The lawns in the area neighborhood are generally well maintained. Various grasses and ground covers are the typical cover for lawns in the neighborhood. Ivy has been used throughout the area as well. Flowering shrubs (azaleas, Hydrangeas, camellias, etc.), annuals, and perennials are also prominent throughout the district.

6. Present Zoning

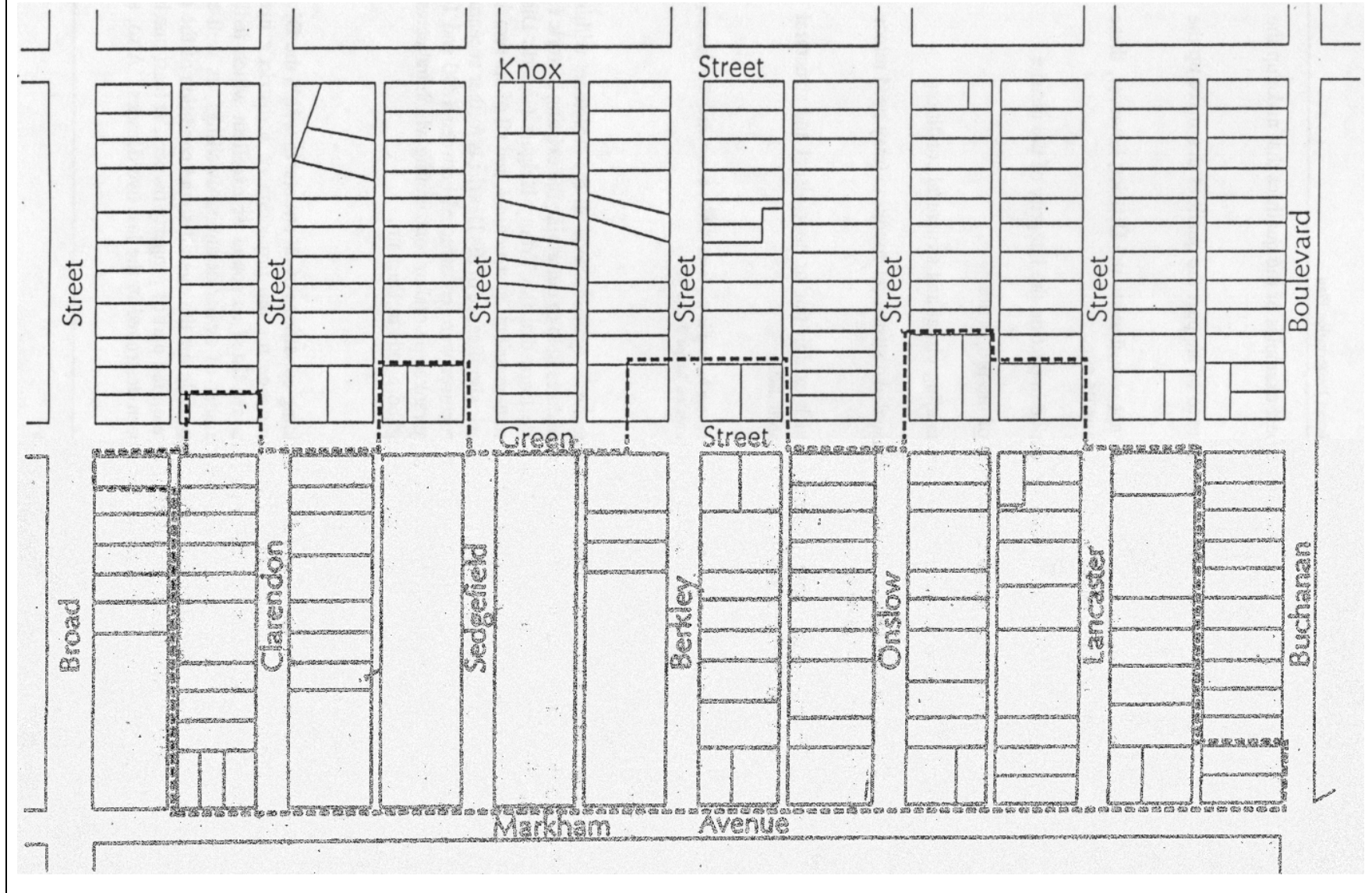
The present zoning of Trinity Heights is RA 40-60 and those properties north of Green Street are zoned RG. See Map 5, Present Zoning. RA 40-60 is the lowest density "apartment residential" zone. This zone allows approximately 8.3 two bedroom units per acre. RA 40-60 requires 4,000 sq. ft. of land for an efficiency unit and up to 6,000 sq. ft. of land area for four room units (i.e. two bedroom unit). The number of units allowed varies according to the number of rooms in each unit. RG is "general residential" which allows single family homes on 5,000 sq. ft. lots, duplexes on 6,000 sq. ft. lots, triplexes on 9,000 sq. ft. lots, and quadraplexes on 12,000 sq. ft. lots.

The permitted density was changed from RA 12-18 to RA 40-60 by the City Council in 1991 in response to the recommendation contained in the Northwest Central Durham Small Area Plan.

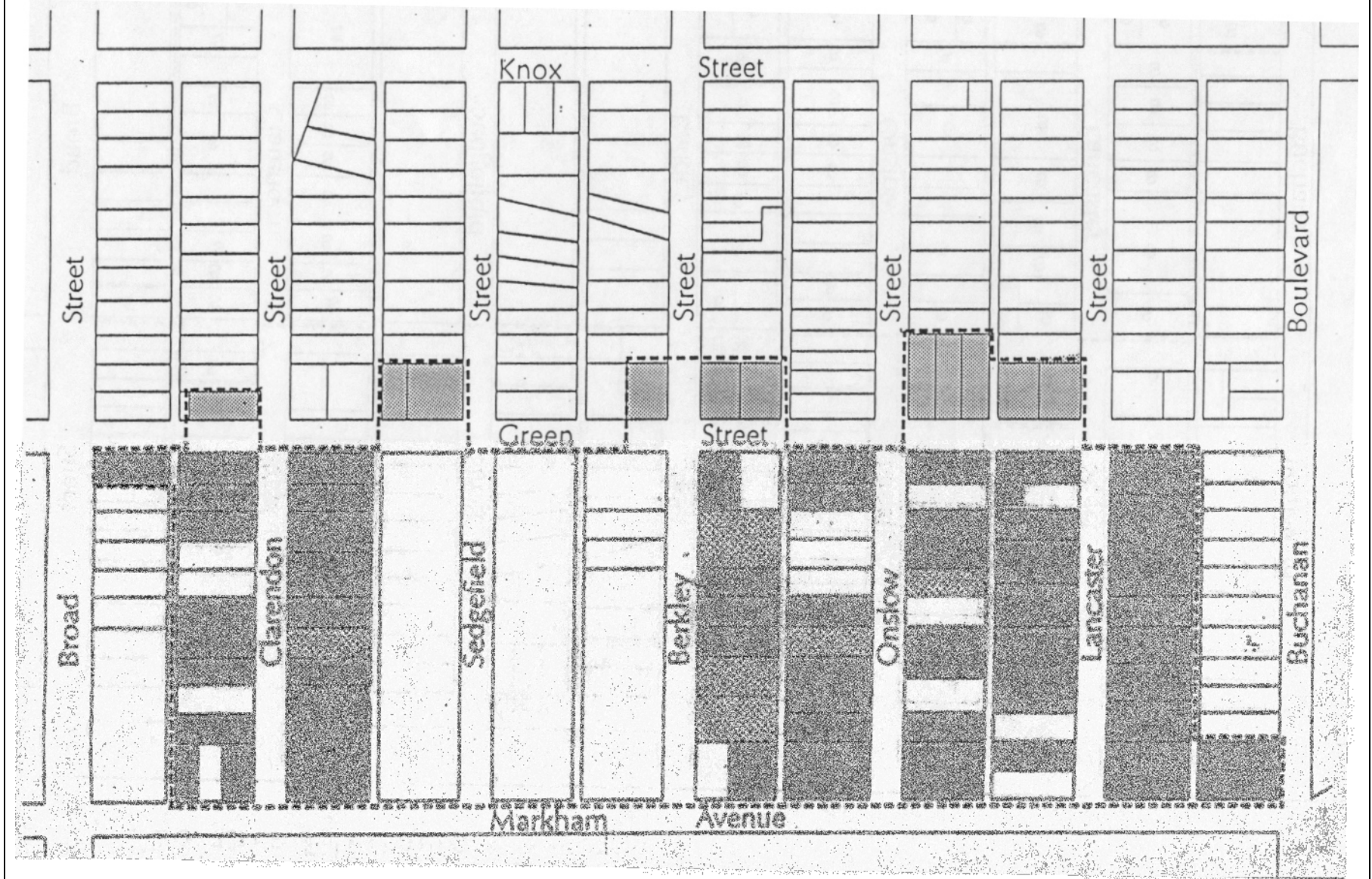
E. Summary

This summary of the inventory data indicates much about the past appearance of the neighborhood. The vast majority of all structures contribute to the historic fabric of the district. Some buildings are deteriorating; however, most are in acceptable condition. A wealth of individual details and architectural similarities exist throughout the district and the overall landscape has remained historically stable. The assessment of this information was used to create the following section of the Preservation Plan. The Historic Preservation Strategy discusses the way the Trinity Heights Historic District can remain a vital part of Durham's heritage, and how the City and property owners can work together to preserve the historic attributes of their unique area.

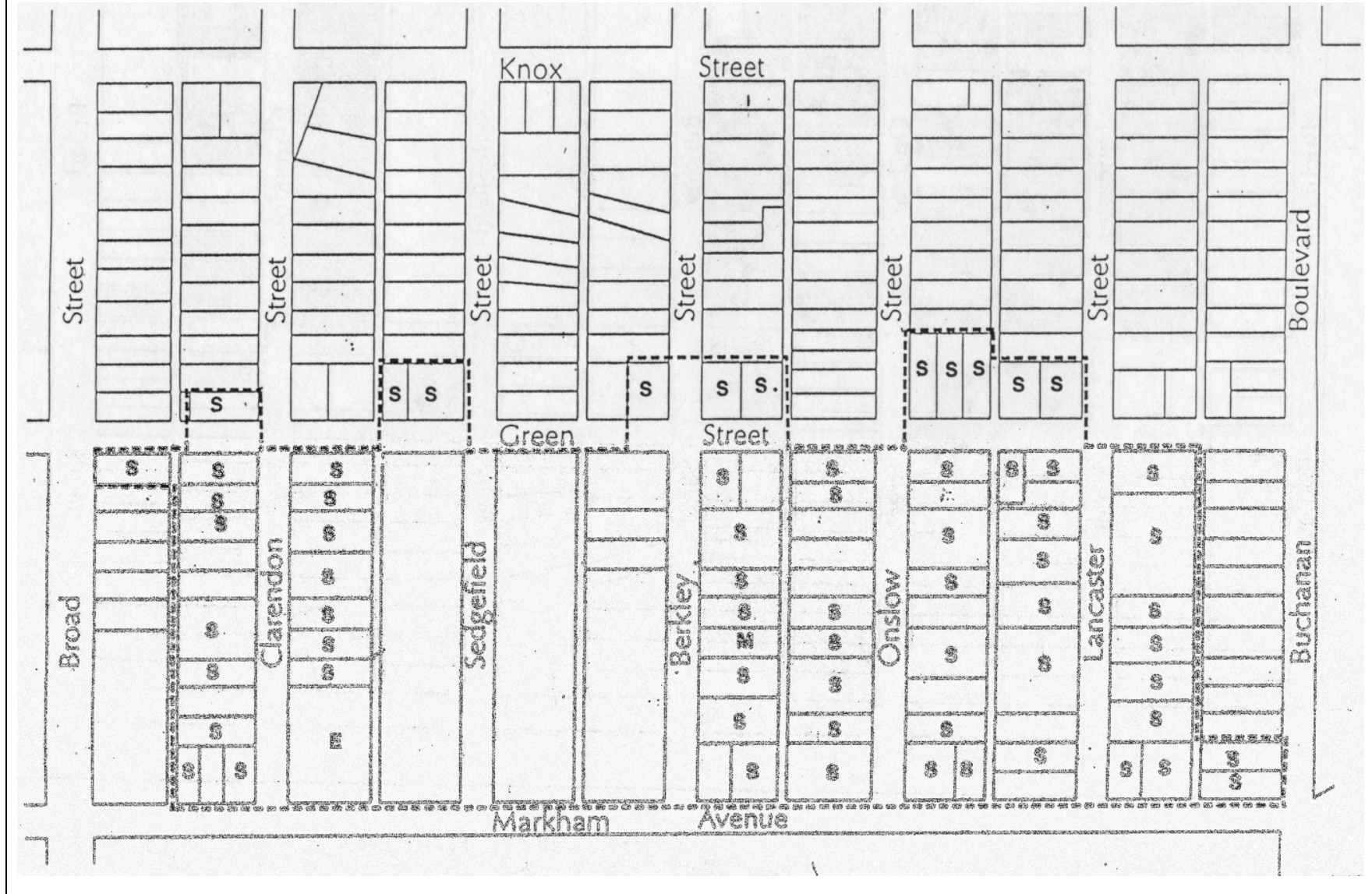
Map 2, Local District Boundary



Map 3, Architectural Significance



Map 4, Building Conditions



Map 5, Present Zoning

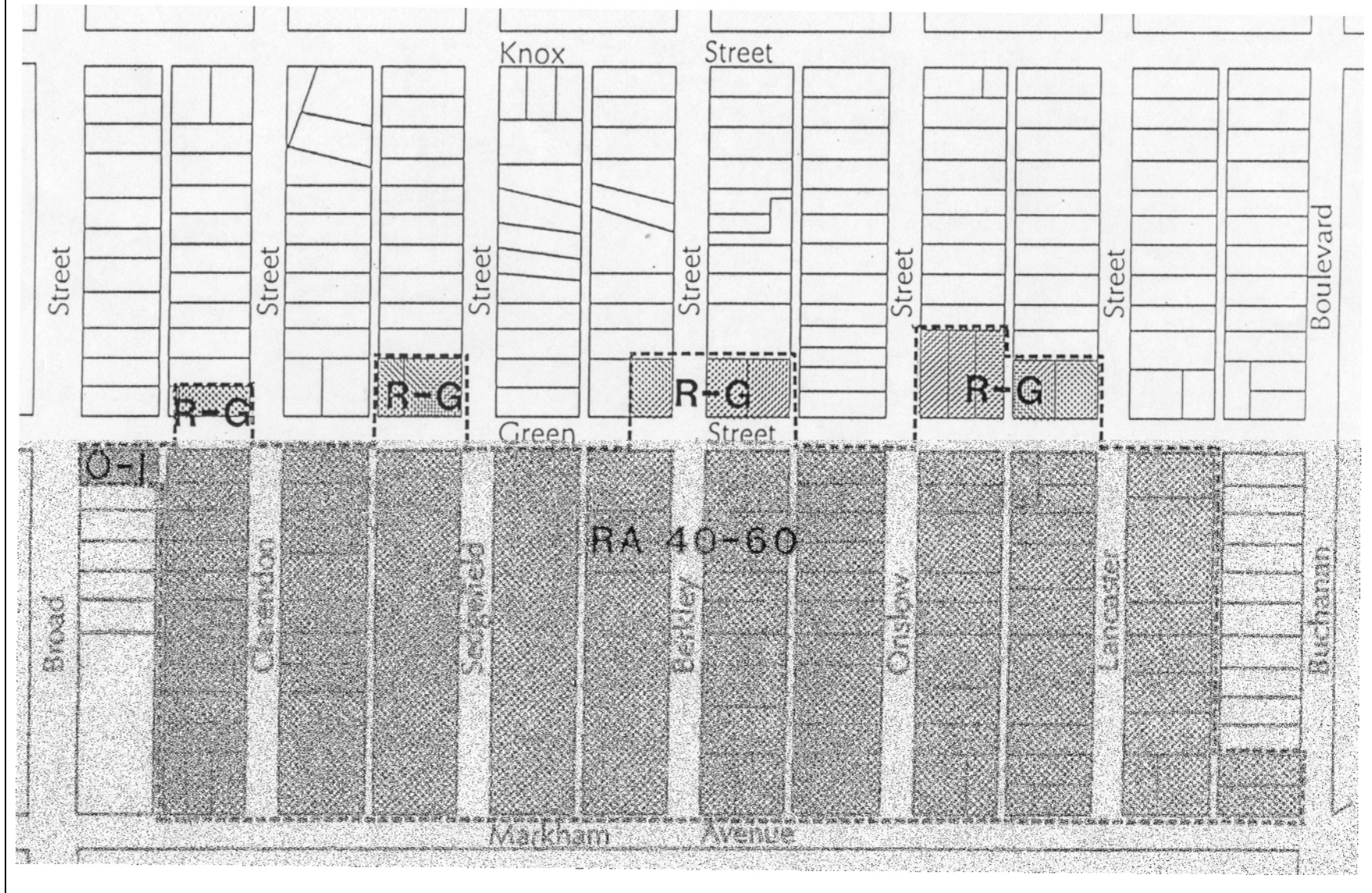
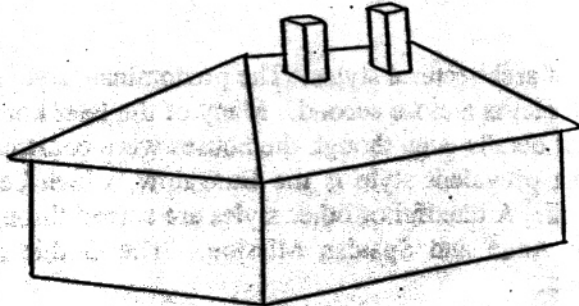
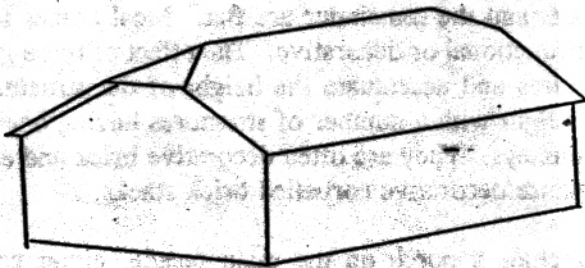


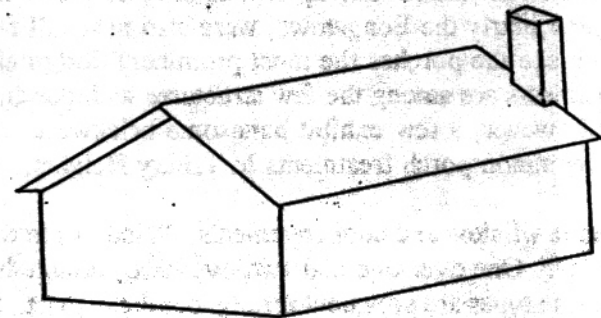
Figure 2, Roof Types



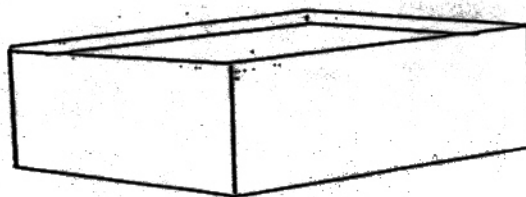
**Hip Roof with
Interior Chimneys**



Clipped Gable

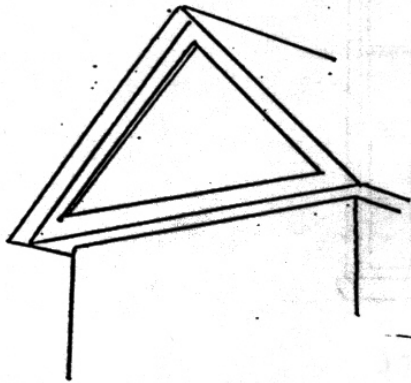


Gable with End Chimney

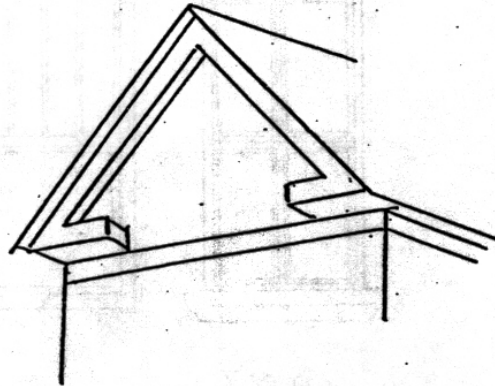


Flat Roof

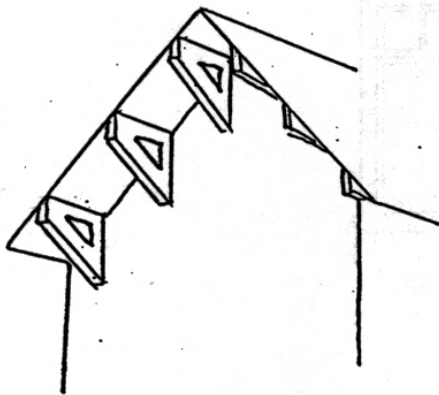
Figure 3, Gable Treatments



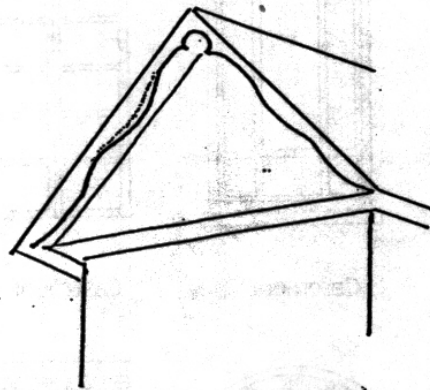
Boxed Cornice (pedimented)



Boxed Cornice with returns

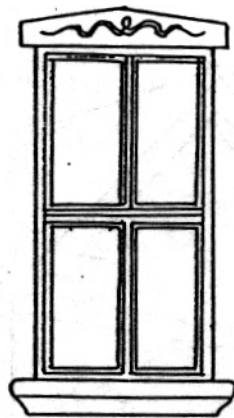


End Gable with Brackets

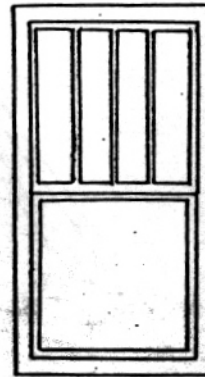


End Gable with Bargeboard

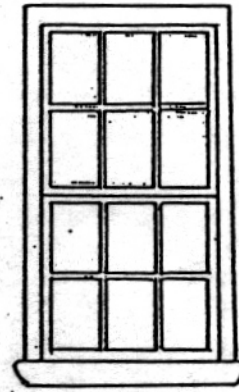
Figure 4, Window Treatments



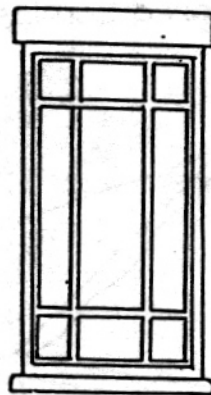
2 over 2



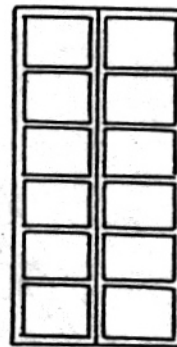
4 over 1



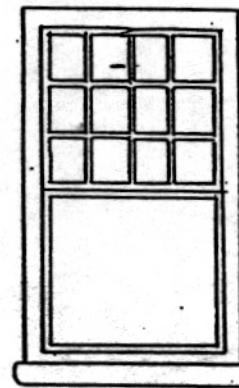
6 over 6



Casement



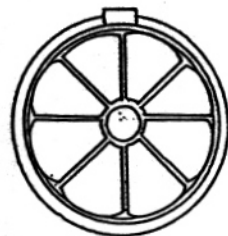
Casement



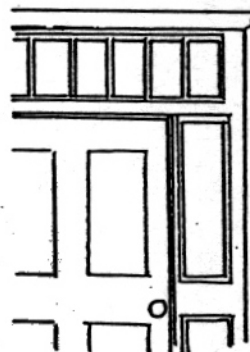
12 over 1



Fanlight



Rondel



Transom

Sidelight

III. Historic Preservation Strategy

A. Introduction

The strategy section of the Preservation Plan for the Trinity Heights Historic District consists of the goal, policies and recommendations needed to maintain and re-establish the historic context of the neighborhood. The historic preservation goal is a general statement which indicates the desired end state or condition of the local historic District. Following the goal is a list of policies for the district, which are specific statements of what posture the City should take to encourage historic preservation in the district. The recommendations are the suggested means for acting on the policies. The goal, policies and recommendations will guide the Historic District Commission, other public bodies, property owners and developers as they make decisions regarding the future development and preservation of the Trinity Heights Historic District.

B. Historic Preservation Goal

The goal of the Trinity Heights Historic District Preservation Plan is a viable neighborhood with its historic heritage intact, preserved and displayed in its buildings and landscape, and a community which understands and respects that heritage. This goal addresses the physical elements of architecture in the District, but also focuses on awareness in the Durham community and in the neighborhood of our historic resources. The goal also encourages thoughtful rehabilitation of historic properties, compatible new construction, and new investment in and around the historic district.

The policies of the Trinity Heights Historic District Preservation Plan are grouped into six categories of preservation concern: Education, Regulation, Financial Issues, Technical Assistance, and Planning Coordination. This categorization is not meant to reflect a priority; these policy areas are considered of equal importance in achieving the Plan's stated goal. Specific recommendations or actions are included for each policy as concrete steps to be taken by the City or other actors to implement the policies of the Plan.

C. Trinity Heights District Policies and Recommendations

Policy: Education

Provide information and educational resources to property owners, residents and the community at large about all aspects and implications of historic district designation and historic preservation.

Recommendations for Action

- a. Develop an informational brochure for property owners and residents describing the historic district designation and how it affects physical modifications.
- b. Support the existing Trinity Heights Neighborhood Association as a means of disseminating information and advocating the interests of the residents.
- c. Distribute to all property owners and residents in the district a copy of the Design Guidelines section of this Plan.

- d. Develop and conduct historic preservation rehabilitation workshops, oriented to the needs of district property owners and residents, to display and teach appropriate preservation techniques.

Discussion

Education of people affected by historic district designation is probably the single most important means of insuring its success in preserving the community's historic resources. Property owners in particular need to be aware of the restrictions applied to their properties and the protection afforded to their properties. Having property owners aware of the Certificate of Appropriateness requirement will help to alleviate problems of modifications being undertaken without historic review.

An informed citizenry is also an asset in preserving the historic resources in the Trinity Heights area. The community at large benefits from connecting Durham's past with the buildings and neighborhoods as they exist today. Knowing about the role of Trinity Heights in the City's history will aid in the understanding of why Durham is what it is today.

The policies and recommendations outlined here emphasize a positive approach to education in historic preservation. The City will pull together expertise of the Planning staff, Commission members, the N.C. Division of Archives and History and other community resource persons as needed to support educational programs. These programs include brochures, audio-visual materials and workshops as well as basic information dissemination.

Policy: Regulation

- Require the issuance of a Certificate of Appropriateness prior to the issuance of building permits for any exterior building or site modification.
- Use the Design Guidelines in this Plan as a basis for issuing Certificates of Appropriateness.
- Use the other authorities granted to the Historic Preservation Commission, including delaying demolition, to preserve the historic heritage of the district.
- Enforce existing housing code and zoning requirements to preserve the character of the neighborhood and architectural heritage of the district.

Recommendations for Action

- a. Provide to property owners and residents of the district, and the general public upon request, an easy to understand copy of the Design Guidelines.
- b. Adhere to the Historic Preservation Commission Rules of Procedures and administrative procedures to facilitate the fair and timely review of requests for Certificates of Appropriateness.
- c. Retain the zoning of RA 40-60 for the area bounded by Broad, Markham, Buchannan and Green Streets as proposed in the Northwest Central Durham Neighborhood Plan.

Discussion

The major authority granted to the Historic Preservation Commission is the issuance of Certificates of Appropriateness (COA) which protects the neighborhood from intrusive exterior treatments of buildings. The state enabling legislation and local ordinance already require that design guidelines be established to indicate what constitutes historically appropriate building modifications. These design guidelines and review criteria for the Trinity Heights Historic District are included in the Preservation Plan. To

further protect the integrity of the district, the Commission may delay demolition within the district for up to 365 days, initiate and participate in negotiations to save buildings, propose changes in City policies affecting historic resources, and report violations. The Historic District Commission intends to take an active role in exercising its authority to protect the district.

As the pressures for new development increase in the future, the zoning of Trinity Heights becomes a serious issue. Present zoning, RA 40-60, allows 8.3 two-bedroom units per acre while the previous zoning allowed 26.4 units per acre. The change in zoning here was an attempt to restrict future development to a type more compatible with the general residential character of the neighborhood. The 1991 rezoning of Trinity Heights was suggested in the Northwest Central Durham Plan for the neighborhood, which was approved by the Durham City Council in August, 1990.

Policy: Financial Issues

Investigate, implement and publicize financial incentives to encourage property owners to maintain and preserve properties in the district.

Recommendations for Action

- a. Educate the property owners about the landmark designation powers of the Historic Preservation Commission.
- b. Investigate the use of other local tax incentives for the renovation of historic structures.

Discussion

The City of Durham and Durham County merged the City's Historic District Commission with the County's Historic Properties Commission on July 1, 1992. This merger created the Historic Preservation Commission which has the power to recommend designation of local districts and landmarks in both the City and County. The addition of landmark designation allows the property owner of a designated landmark the opportunity to apply for a property tax deferral. The tax deferral would allow the property to be taxed at fifty percent of its assessed value. This is one of the best incentives available for the preservation of historic structures in North Carolina.

The policies and recommendations of the Plan recognize that the potential for designating local landmarks does not address all of the financing assistance needs in the district. Also, sources of funding or fund raising opportunities which have not been anticipated may emerge in the future. The City should be prepared to develop those opportunities for innovative financing assistance as they arise.

Policy: Technical Assistance

Offer reasonable and timely technical assistance to property owners and developers for the design and implementation of restoration or new construction in the district.

Recommendations for Action

- a. Maintain a historic preservation library and a file of knowledgeable consultants to assist district residents and the community at large in solving technical problems.
- b. Offer the technical expertise of the Planning staff and Historic Preservation Commission members where appropriate to assist in solving technical problems.
- c. Facilitate the using of whatever technical assistance may be available from the North Carolina Division of Archives and History.

Discussion

Often property owners find it difficult to deal with problems specific to their historic structures, in particular with the maintenance, repair or replacement of historic exterior elements. Frequently, out of frustration or ignorance, historic elements will be removed and replaced with incompatible materials.

Significant historic preservation expertise exists in the Planning staff, Historic Preservation Commission members, State government and in the local community. The Trinity Heights Preservation Strategy acknowledges the importance of bringing together technical expertise and property owners planning renovation and/or new construction. But making the connection isn't sufficient; property owners can be expected to utilize such expertise only if it will not result in significant increases in development time or cost.

Policy: Development Activity

Promote appropriate new development opportunities in the historic district.

Recommendations for Action

- a. Support compatible and creative new development within the boundaries of the district.
- b. Support compatible new development on appropriately zoned land at the periphery of the district.

Discussion

Economic development opportunities in the Trinity Heights Historic District are somewhat limited by the residential nature of the area. The recommendations focus on supporting adjacent economic development activities which are compatible with the residential character of the area. The area to the west of the District (Broad Street and Ninth Street) has traditionally provided the commercial needs of Trinity Heights. This commercial area also today serves as a buffer between the district and the large scale development called Erwin Square. The area to the south of Trinity Heights is the old campus of Duke University. With all of the commercial and institutional activity adjacent to Trinity Heights, the district may become more desirable by developers for its commercial and institutional potential. The Preservation Plan recognizes this while also acknowledging that the district has always proved to be among the most desirable residential areas in Durham.

The neighborhood does include several vacant tracts of land that could be developed. These tracts include one that covers an entire block. The promotion of creative development, both residential and residential friendly uses, on existing vacant sites in Trinity Heights is desirable. As an example, this large tract of land could be utilized by the University and others in the community for cultural and/or recreational activities. The natural formation of this tract would lend itself to a small amphitheater and park with limited parking. The site could also be developed for residential use as well.

Historically, the development of the neighborhood has included an eclectic mix of housing types. Boarding houses have been included in the neighborhood since the turn-of-the-Century, apartment buildings were built in the 1920's, and within the last two decades, some apartments have been converted to condominiums. Also, in the mid-1980's, compatible new condominiums have been built. The plan endorses the continued development of compatible residential units on vacant sites while recommending that commercial and institutional uses remain adjacent to the district. The Planning staff and

the Commission offer their assistance in working with landowners in the District to seek compatible uses for vacant parcels.

Policy: Planning Coordination

Promote planning in and around the Trinity Heights Historic District to support and encourage historic preservation.

Recommendation for Action

- a. Implement the small area plans for the Northwest Central Durham area.
- b. Promote the preservation of the historic fabric of the adjoining neighborhoods and the institutional and commercial properties.
- c. Promote the cooperation between the neighborhood and Duke University in planning for the future of the area.
- d. Utilize the expertise of the Commission and Planning staff to create and promote a unified street lighting, signage, and landscaping for the District.

Discussion

Historic preservation objectives can best be achieved if the surrounding neighborhoods are viable and thriving. Planning activities which coordinate public and private development decisions will contribute to the neighborhood's stability. The proximity of these neighborhood to the Duke University campus and possible spill-over effects of development activity west of the District underscore the need to use small area plans to define the boundaries of the residential neighborhood and limit intrusions of incompatible uses. Likewise, planning activities oriented toward commercial and mixed use areas outside of the District boundaries, i.e., Ninth Street and Erwin Square, will compliment strategies to guide their redevelopment and/or recovery. While promoting the continued development of these areas, it is also important to preserve their historical context in relation to Trinity Heights.

The integrity of the historic fabric of Trinity Heights is also dependant upon its setting. The use of historically compatible street lighting would not only help to unify the neighborhood, but also, the addition of more lighting could help with security. Other unifying landscape features could also help the identity of the neighborhood. The Commission has a committee which is working on a historic district and landmark sign program to promote the areas in the City and the County. These signs would be placed on the perimeter of the district to alert other citizens about the district. The continued use of compatible trees and other plantings in Trinity Heights will also contribute to a more historically viable neighborhood (see the Design Guidelines and Review Criteria section that follows for more information about landscape features).

D. Summary

The goals, policies, and recommendations addressed in the Historic Preservation Strategy section are the framework for the success of Trinity Heights as a local historic district. The goal of preserving this valuable neighborhood can only be met with the cooperation between the neighborhood and the city. The Historic Preservation Commission and Planning staff will strive to implement the recommendations and issues addressed in the Strategy in a timely manner. Moreover, the Strategy, in combination with the following Design Guidelines and Review Criteria, will provide a logical, self-help guide for property owners in planning improvements, rehabilitations, and changes for their structures.

IV. Principles and Review Criteria for Certificates of Appropriateness

A. *Introduction*

The preservation of a city's historic fabric is a continuing concern in the face of growth and development. The City of Durham has the opportunity with its Historic District Overlay Zone to provide a means of achieving a sound policy for rehabilitation, new construction, landscaping and signage within the designated historic Districts. Durham presently has fifteen National Register Historic Districts throughout the city. The Historic District Overlay Zone allows these Districts and others to become designated Local Historic Districts. When these Districts are designated, the individual properties located within Local District's boundaries are subject to the following:

No exterior construction, alteration, restoration, or rehabilitation activities affecting appearance may be conducted within the historic district without the applicant first obtaining a Certificate of Appropriateness or a Master Certificate of Appropriateness from the Durham Historic Preservation Commission. (Durham City Code, Zoning Ordinance, Section 24-4.D.6.)

These general design guidelines were created primarily to provide for historic district property owners and builders a better understanding of the criteria which the Historic District Commission uses when granting Certificates of Appropriateness. The basic goal of these general guidelines is to help insure the integrity of Durham's historic areas by promoting sensitive rehabilitation and harmonious new construction.

The various sections of the Historic District Preservation Plan, in conjunction with these design guidelines, will prove to be beneficial during the earliest stages of planning and design phases of historic district construction projects.

Three documents provide the basic framework for these design guidelines: The Secretary of the Interior's "Standards for Rehabilitation", the State of North Carolina General Enabling Legislation (G.S. 160A-395 through 399), and the Durham City Zoning Ordinance.

The Secretary's Standards were created to assess historic preservation projects which involved Federal and State funds and/or tax incentives. These standards are used nationwide and form the core of these design guidelines. The State Enabling Legislation (G.S. 160A-395 through 399) grants municipalities the right to create local historic districts and to create commissions to oversee these areas. The Durham City Zoning Ordinance, in its amendment creating the Historic District Overlay Zone (September 6, 1984, See Appendix C), spells out the details required for the Preservation Plans and Design Guidelines.

B. *Standards for Rehabilitation*

The Secretary of the Interior's "Standards for Rehabilitation" includes the following basic guidelines which provide the criteria by which the Historic District Commission will review projects for Certificates of Appropriateness.

Compatible Use	Every reasonable effort should be made to provide compatible use for a property that requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
Distinguishing Qualities	The distinguishing original qualities or character of a building, structure, or site and its environment should not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
Historical Time Frame	All buildings, structures and sites should be recognized as products of their own time. Alterations which have no historical basis and which seek to create an earlier appearance should be discouraged.
Historical Changes	Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right and this significance should be recognized and respected.
Distinctive Features/ Skilled Craftsmanship	Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, should be treated with sensitivity.
Deteriorated Architectural Features	Deteriorated architectural features should be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
Surface Cleaning	The surface cleaning of structures should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials should not be undertaken.

Archaeological Resources	Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.
Contemporary Design for Additions	Contemporary design for additions to existing structures or landscaping shall not be discouraged, if such design is compatible with the size, color, material, and character of the existing structure and surrounding neighborhood environment.
New Additions and Alterations	Whenever possible, new additions or alterations to structures shall be done in such a manner that, if they were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

C. Local Review Criteria

The review criteria are created for property owners to help preserve, maintain, and enhance the historic character of their district. The Historic Preservation Commission will refer to the review criteria and the Secretary of the Interior's standards in reviewing applications for Certificates of Appropriateness. The guidelines refer to new construction, additions and renovation as indicated.

While the guidelines cover most anticipated changes in the District, some changes may not be included. If this is the case, the property owner is advised to contact the Durham City-County Planning staff (919) 560-4137 for advice.

Proportion and Scale--Height

Existing Character. All structures in the Districts are one to two stories in height.

Guidelines. New buildings and additions should not dominate the primary or adjacent structures.

Proportion and Scale--Scale

Existing Character. All structures relate well to the human scale. The largest buildings break up the vertical mass by the use of details, roof lines, porches and materials.

Guidelines. New buildings and additions should assume the general scale of district structures.

Mass--Form and Bulk

Existing Character. Most buildings have complex shapes and both symmetrical and asymmetrical treatments of facades is evident. Most structures have large expanses of walls on street facades broken up by details and porches. Vertical and horizontal emphasis is found frequently on individual structures.

Guidelines. New buildings should exhibit the general form and bulk of adjoining structures in the block face. New buildings should follow the general vertical and horizontal emphasis found on adjoining historic buildings. Large expanses of walls should be designed to minimize the visual bulk.

Mass--Additions

Existing Character. Many additions to original buildings have taken place in the district. Large additions are generally located to the rear of the original structures. Several structures have been altered by having their original front porches enclosed. In most of these situations, the alteration is incompatible with the structure.

Guidelines. Additions should harmonize with the design of the original facades while not trying to duplicate a historic look. Enclosing street facing porches will be discouraged. Additions should be attached to the rear of the existing structure when possible.

Roofs--Shape and Pitch

Existing Character. The majority of structures exhibit hip or gable roofs. Gables are also frequently used to breakup the mass of roofs. While many roofs are steeply pitched by various degrees, some are low such as those found on the Bungalow style homes.

Guidelines. New roofs should have a pitch compatible with those found in the block face. Particular interest will be paid to compatibility with adjacent structures. Styles for new roofs shall be compatible with existing roofs in the District.

Chimneys

Existing Character. Chimneys are often tall and decorated with corbelled brick or other details at the top. More than one chimney is found frequently on the same structure.

Guidelines. New chimneys shall harmonize with the scale, design, and materials of any other chimneys found on the existing structure or those on adjoining structures.

Windows--Types

Existing Character. Window treatments in the district are generally double-hung sash type with variations of 1 over 1 and 2 over 2 glass treatments as the most prominent. Multiple panes of glass also appear frequently. Small rondels, transoms and side-lites accentuate many entrances.

Guidelines. Window types should be consistent with the style of the structure and compatible with those found on historic structures in the District.

Storm windows should conform by color, size and style with the existing windows. Storm windows should not disguise or hide original windows.

Windows--Shape and Proportion

Existing Character. Generally, windows in the district are tall and narrow with a vertical emphasis on the earlier houses. The later dwellings, such as bungalows, tend to have larger windows which are noticeably wider.

Guidelines. New windows should conform to the general shape and proportion of those found on the existing structure and neighboring structures.

Windows--Rhythm

Existing Character. Generally a rhythm is found in looking at the windows in a block face. Windows tend to be the same heights and shapes, and spacing between windows is somewhat consistent. Most structures exhibit a basic symmetrical layout of windows and doors

Guidelines. New windows should be compatible with any rhythm found in window treatments of the house, the block face and adjacent structures.

Windows--Shutters and Other Details

Existing Character. Functional shutters are found on few buildings in the district. Various decorative elements (hoods, cornices, etc.) are found throughout the district.

Guidelines. Functional shutters on new or existing structures are preferable to non-functional ones. Maintain all original window details when possible or replace with similar materials and style. Awnings, if used, should be canvass or similar material.

Doorways

Existing Character. Generally, main entrance doors have prominent decorative elements. A mix of styles based on solid-panelled wood are common for doors. Several structures include wood doors with glass (panes, stained, beveled, etc.) in the upper half. Transoms, sidelights, and heavy trim accentuate most entrances.

Guidelines. Doors should be consistent with the style of the building. Storm doors, screen doors and other outer doors should be compatible in material, style and color and should not obstruct original doors.

Porches

Existing Character. Most historic residential structures in the district have covered porches located on the front facade. These porches vary greatly in size and configuration. Most have decorative columns and railings of varied designs. Some structures have stoops and others have terraces and patios.

Guidelines. Porches, terraces, patios and stoops should be retained on existing structures. Porches should normally be included on new buildings. Strive for appropriate, compatible details on porches.

Stairs

Existing Character. Stairs and steps on district structures are constructed of wood, concrete, and brick. Rails are not prevalent on front steps. Several homes include visually intrusive steel fire escapes.

Guidelines. Front facade stairs and steps should be constructed of wood, brick, or concrete. If rails are needed they should be compatible with the design of the building. When necessary for safety reasons, place fire escapes on the rear of the structure.

Materials--Exterior Walls, Trim, and Foundations

Existing Character. The primary exterior building material is wood siding. Horizontally placed weatherboard is found throughout the district. Brick as a building material is found on several structures and on many foundations. Incompatible aluminum and vinyl siding and asbestos shingles have been added to several structures. Wooden shakes and shingles are found on many buildings usually in gables. One house is sheathed in stucco and another is covered in random course ashlar.

Guidelines. Use materials compatible with the fabric of the district. Avoid aluminum and vinyl siding, exposed concrete block, and plastic and uncharacteristic materials for exterior surfaces.

Materials--Roofs

Existing Character. Roofing materials include seamed tin, patterned pressed tin, slate, wood and composition shingles.

Guidelines. Replace deteriorating roofs with original type of material if possible. Use materials which are compatible with the style of the structure and surrounding roof types. Contemporary elements (solar panels, skylights, attic vents) should be placed on the backside of the roof and out of view from the street.

Colors

Existing Character. Various colors are used throughout the district.

Guidelines. Choose a color scheme based on original colors if possible. Overall color should coordinate with roof color. Trim should be a different but harmonious color with the overall structure. Low gloss or flat paints are preferred for historic structures. Medium to dark colors for composite shingles are preferred for roofs. The City-County Planning Department has a list of suggested colors and color combinations for those owners who seek their advice.

The Durham Historic Preservation Commission does not require approval for color.

Out-Buildings

Existing Character. Many properties in the district have existing garages and storage buildings at the side or rear of the structures. These buildings are generally constructed of wood, and in some cases, masonry.

Guidelines. Maintain any historic structures on the site. Place new utilitarian structures in the rear of the property when possible. Outbuildings should harmonize with style and materials of primary structure on property.

Orientation and Setback

Existing Character. Nearly all historic structures in the district are oriented with the main entrance facing the street. Setback has been relatively uniform over the years.

Guidelines. All zoning regulations for setback, side yards, and rear yards shall be observed. All new construction shall have the main entrance facade oriented to the street (the street of address for a property). Preservation of the existing topography and vegetation is encouraged when placing the building.

Driveways and Walkways

Existing Character. The district includes concrete, gravel, and paving strip driveways predominantly. Individual sidewalks are concrete, stepping stones, brick and gravel. Public sidewalks are located on both sides of the streets. Most streets have grassed median strips between the sidewalks and the street.

Guidelines. Driveways should be constructed of concrete, brick, gravel, or paving strips and must conform to existing City standards. Individual sidewalks should be constructed of concrete, brick, gravel or stepping stones. Sidewalks should be coordinated with the style of the building and its landscaping. These guidelines apply to public and private driveways and sidewalks.

Fences and Walls

Existing Character. Fencing in the district is generally wood or incompatible chain-link. Walls in the district are constructed of concrete, brick and concrete block. Many properties display a low decorative retaining wall of concrete which separates the lawns from the sidewalks.

Guidelines. Fences and walls shall conform to the style of the structure. Fences should be constructed of wood (or iron under certain circumstances). Walls should be constructed of brick, concrete, or stone.

Lighting

Existing Character. Street and porch lights provide most of the light in the district.

Guidelines. Lighting fixtures should be compatible with the style of the building and landscaping.

Signs

Existing Character. Few permanent signs are found in the district.

Guidelines. Signs must conform to City of Durham regulations. Permanent signs should conform to the fabric (materials, style, proportion, etc.) of the district. Temporary signs (real estate, political campaign, etc.) are allowed in accordance with the City of Durham sign ordinance. All new signage must have prior approval from the Commission.

Vegetation

Existing Character. Large canopy trees (primarily Oaks and Maples) are historically part of the district streetscape. Plantings are also found in a variety of ways on individual properties. Magnolias, Crepe Myrtles, and other flowering trees and shrubs are also prevalent. Grassed lawns are common to the district. A number of ground covers such as ivy are also prevalent.

Guidelines. Plant new canopy trees of similar type to replace diseased and dying trees. Maintain existing vegetation. Continue to use plantings to enhance the historic structures and to define individual properties. The Planning Department Staff maintains a list of the appropriate trees, shrubs, and ground covers for the property owners' use.

Public Facilities

Existing Character. Utility lines are located overhead on standard utility poles. Public signage in the District is limited to traffic signs. Curbs are constructed of granite and concrete. Public streets are asphalt and the public sidewalks are concrete.

Guidelines. The utility companies and the City of Durham should consult the Historic District Commission before altering the appearance of any existing public facilities, utilities or spaces within the Historic District. The impact of signs, utility lines, and other contemporary public facilities on the Historic Districts should be minimized as much as possible. Care should be taken to preserve the granite curbs.

Any changes planned for existing exposed utilities in the district will require Planning staff and Commission review. Review will also be necessary for excavation work in the neighborhood except in the case of an emergency.

V. Appendices

A. Glossary

Familiarity with the following terms will contribute to a better understanding of the nature of these guidelines. Further definitions are found in the Preservation Plans for the various Local Historic Districts.

Ashlar A block of building stone either carved or left intact from the quarry.

Bay	A visual division on the facade of a building based on underlying structural members.
Block Face	The entire block as viewed from the street; including streetscape, building facades, landscaping, fronted side yards, and utilities (usually shown in elevation drawings).
Corbelling	Decorative brick-work, usually in a stepped design, common for chimneys.
Cornice	A projecting, horizontal element at the top of a building or a section of a building used to visually divide the sections. Usually a cornice is decorative in nature.
Elevation	The exterior vertical faces of a structure shown in drawings.
Façade	The face or front of a building.
Fenestration	The arrangement of windows and openings on a building.
Footprint	The perimeter or outline of a structure as it is positioned on the land in a plan.
Masonry	Building materials such as stone, brick and stucco which are used as a facing or for structural support.
Orientation	The directional placement of a structure to its setting, the street and other structures
Pattern	The various forms (materials, windows, buildings, etc.) arranged in a rhythmic manner that is repeated on a single building or a block-face.
Pier	A vertical, structural support of a building, porch, roof, etc.
Pilaster	A column which has been affixed to the surface of a building.
Plan	A drawing showing the building and its setting on a horizontal plane.
Plinth	The base for a porch column, usually constructed of brick or other masonry. Most rise from the ground as part of the foundation and extend to the height of the railing. Common on bungalow style homes.
Rehabilitation	Making alterations and repairs to a structure (of any age) for a new use while retaining its original character.
Renovation	A general term meaning the renewal, rehabilitation or restoration of an historic building.
Restoration	Recreating the appearance of a structure or site from a particular period of time in its history by replacing lost elements and removing later ones.
Rondel	A small round or oval window usually adjacent to an entrance, typically in a spoke design in leaded glass or glass and wood.
Scale	The relationship of the mass and size of a structure to other buildings and humans.
Sidelight	A vertical window adjacent to a door, usually incorporated into the framework for the entrance and often found on each side of the door with a transom above.
Spandrel	A common Victorian porch detail which consists of a decorative panel between two

	vertical elements or an arch.
Streetscape	The right of way of a street or the view of the entire street including curbs, sidewalks, landscaping, utilities, street furniture and structures.
Stucco	A facing material for a building made from sand, cement, and lime applied in a liquid form which hardens to a durable finish.
Surround	An ornamental element that frames a window, door or other opening.
Texture	The building and landscape materials (brick, stone, siding, concrete, ground covers, etc.) which are found in a district, block or site.
Transom	A window element, usually horizontal, above an entrance door.

B. Appendix B: Reference Materials

Durham History

1. Durham: A Pictorial History, by Joel A. Kostgu, Norfolk: Donning Press, 1978.
2. The Durham Architectural and Historic Inventory, by Claudia Roberts-Brown, Diane Lea, Robert M. Leary, Robert M. Leary and Associates, Durham: City of Durham, North Carolina, 1982.
3. The Story of Durham, by W. K. Boyd, Durham: Duke University Press, 1925.

Architectural History and Renovation

1. All About Old Buildings: The Whole Preservation Catalog, by Diane Maddex, editor, Washington, D.C.: The Preservation Press, 1985.
2. The Brown Book: A Directory of Preservation Information, by Diane Maddex, editor, with Ellen R. Marsh, Washington, D.C.: The Preservation Press, 1983.
3. Built in the U.S.A., by Diane Maddex, editor, Washington, D.C.: The Preservation Press, 1985.
4. Old and New Architecture: Design Relationship, National Trust for Historic Preservation, Washington, D.C.: The Preservation Press, 1980.
5. The Restoration Manual, by Orin M. Bullock, Norwalk, Ct.: Silvermine Publishers, Inc., 1966.
6. What Style Is It? A Guide to American Architecture, by John Poppeliers, S. Allen Chambers, Nancy B. Schwartz, Washington, D.C.: The Preservation Press, 1978.

C. *Historic District Overlay Zone*

Durham Zoning Ordinance, Section 24-4.D.6

A. Purpose.

The Historic District (hereinafter referred to as the "District") is one of the most valued and important assets of Durham. It is established for the purpose of protecting and conserving the heritage of Durham and Durham County and the State of North Carolina; for the purpose of preserving the social, economic, cultural, political, and architectural history of the District and its individual properties; for the purpose of promoting the education, pleasure and enrichment of residents in the District and Durham City and County and the State as a whole; for the purpose of encouraging tourism and increased commercial activity; for the purpose of fostering civic beauty; and for the purpose of stabilizing and enhancing property values throughout the District as a whole, thus contributing to the improvement of the general health and welfare of Durham and any residents of the District.

B. Historic District Establishment.

The Historic District is hereby established as an overlay zoning district. The Durham City Council may designate one or more geographic areas as an Historic District and indicate the extent and boundaries of any such area on the official Zoning Map of the City of Durham.

1. Eligibility for Establishing Areas as an Historic District.

Any area cited as a potential historic district by the Durham City Council or any area determined by the North Carolina Division of Archives and History to be eligible for the inclusion on the National Register of Historic Places may be considered for designation as an historic district.

2. Initiation of Requests for Establishing a District.

Requests for establishment of a District may be made (a) by petition of more than 25 percent of the property owners in the proposed district; or (b) by initiative of the City of Durham. When the City of Durham initiates the request for the establishment of a district, it shall notify record property owners in the proposed district prior to the setting of any public hearings before the City Council concerning the establishment of the district.

3. Procedures for Considering a Request for Establishing a District or for Extending an Existing District's Boundaries.

Upon the filing of a petition from property owners or a City-initiated request, the following steps shall apply to the consideration of the proposed district.

- a. The Director of Planning and Community Development shall publish notice that a request has been filed and will be considered by the Historic District Commission at a specified date and time.
- b. The Historic District Commission shall conduct a preliminary consideration of the request and report its recommendation to the Director of Planning and Community Development.

- c. The Director of Planning and Community Development shall prepare an Historic District Preservation Plan if the Historic District Commission recommends the establishment of the proposed Historic District.
If the decision of the Historic District Commission is negative, the Director of Planning and Community Development shall report the negative recommendation to the City Council as an information item. The City Council may accept the recommendation of the Historic District Commission or it may order the procedures for review of the proposed district as if the Historic District Commission recommendation had been positive.
- d. The State Division of Archives and History shall review the Historic District Preservation Plan.
- e. The Director of Planning and Community Development shall publish notice that the establishment of an Historic District and the adoption of an Historic District Preservation Plan will be considered by the Historic District Commission at a specified date and time.
- f. The Historic District Commission shall review the proposed district and recommend denial or designation of the area.
- g. The Planning and Zoning Commission shall consider both the request for establishment of the District and the Historic District Preservation Plan.
- h. The City Council shall set a public hearing and notify property owners within the proposed district of the public hearing.
- i. The City Council shall hold a public hearing to consider both the request for establishment of a district and the Historic District Preservation Plan. The protest petition procedures as established by Section 24-22.D.3 of the Zoning Ordinance shall apply to the designation or amendment of an historic district.

4. Requirement for Historic District Preservation Plan.

An Historic District Preservation Plan shall include an historic significance investigation and boundary description for the district as required in G.S. 160A-395; principles and guidelines for certificates of appropriateness as required in G.S. 160A-397 and referred to in this ordinance in Sections 9.1 and 9.2; and a preservation strategy tailored to the individual needs of the specific area.

The preservation strategy shall include, but not be limited to the following elements:

- a. The need for the District in that area, including the specific reasons why the regulatory provisions of this Section should be applied in order to effectively accomplish the preservation of that area;
- b. The means by which existence of the District will be publicized to District property owners and to the general public;
- c. New elements. The principles, design guidelines, and criteria to be followed in the district for exterior activities involving new construction, alteration, restoration, or rehabilitation and which shall be the basis for the Commission's review and action upon an application for a certificate of appropriateness.
- d. The means by which technical assistance will be offered to property owners of the proposed District by the Historic District Commission, City staff or other groups;
- e. A description of the various financial incentives that are proposed for use in promoting preservation activities within the District, how those incentives would be utilized and how property owners will be made aware of them;
- f. A description of what, if any, measures the Historic District Commission, the City

staff or other groups will take to encourage economic activity and development which will be conducive to preservation activities within the District.

The Historic District Commission shall forward its recommendation on District establishment to the Planning and Zoning Commission or City Council with a recommended Historic District Preservation Plan. The Historic District Preservation Plan shall be part of the consideration of the District establishment. When the City Council designates an area as an historic district, the Historic District Preservation Plan for the particular district shall become City policy and all appropriate public bodies or administrative officials cited as having implementation responsibilities shall be directed to use their best efforts to assure the effective implementation of the plan as it is written.

C. Permitted Uses.

The Historic District is a zone which is superimposed on the City zoning map. Permitted land uses are determined by the Zoning Ordinance Table of Permitted Uses of the zoning classification indicated on the base zoning map. The Historic District overlay zone controls the manner in which certain construction or repair activities may occur; not the uses for which they are constructed.

D. Construction and Restoration, Activities Permitted in the Historic District.

No exterior construction, alteration, restoration, or rehabilitation activities affecting appearance may be conducted within the historic district without the applicant first obtaining a Certificate of Appropriateness or a Master Certificate of Appropriateness from the Historic District Commission.

Work done by the City and by public utility companies within the district shall be subject to the provisions of this ordinance. However, rather than obtaining individual Certificates of Appropriateness for each proposed activity in the district, the City and public utility companies may instead obtain a Master Certificate of Appropriateness from the Historic District Commission. No Master Certificate of Appropriateness shall be valid for a period greater than one (1) year from the date of issuance. The Historic District Commission shall consider and issue Master Certificates in accordance with the procedures and standards applicable to individual certificates.

In addition to acquiring a master certificate, the City and any public utility company shall notify the City Manager prior to performing any work within the district. In emergency situations, notification by the next work day is acceptable. Such work shall be done in accordance with the principles, design guidelines, and specific criteria adopted for the district as part of the Historic District Preservation Plan. The City Manager may inspect all work done pursuant to a Master Certificate.

1. Effect of Permitted Construction Activities on Requirements for Variances and Use Permits.

The applicant for a Certificate of Appropriateness shall obtain any use permit or variance required by other provisions of the Zoning Ordinance in addition to any required Certificate of Appropriateness. Any required variance or use permit may be obtained either before or after a Certificate of Appropriateness is obtained. When the Historic District Commission recommends a change in construction plans that requires a variance from the Board of Adjustment, the Historic District Commission's recommendation shall not be binding on the Board of Adjustment, and shall be considered by the Board as a recommendation only.

2. Approval Subject to Conditions.

The Historic District Commission may attach reasonable and appropriate conditions to any Certificate of Appropriateness in order to assure compliance with this ordinance.

3. Approval Affecting Rights-of-Way.

Any property or structure restored, reconstructed, or maintained and which extends on, or within a public sidewalk, public alley, or other such public way shall be authorized by the City Council and shall be the responsibility of the item's owner, his heirs and assigns. The owner's restoration, reconstruction, or maintenance of any such property or structure within a public area shall constitute the owner's agreement to protect and hold the City of Durham harmless against any liability, cost, damage, or expense suffered by the City of Durham as a result of or growing out of the restoration, reconstruction, or maintenance thereof. Such items, so approved, may be lawfully restored, reconstructed, or maintained. Any such item projecting over the vehicular travel way of a street or alley shall be, at its lowest point, 15 feet above the travel way.

E. Parking Variance.

When the Historic District Commission finds that the number of off-street parking spaces required by the zoning regulations for a building or structure for which a Certificate of Appropriateness is requested is inconsistent with the historic character and qualities of the District, the Historic District Commission shall recommend to the Board of Adjustment that the Board of Adjustment grant a variance, in part or in whole, of the number of off-street parking spaces required. The Board of Adjustment may authorize a lesser number of off-street parking spaces, provided: (1) the Board finds that the lesser number of off-street parking spaces will not create problems due to increased on-street parking, and (2) will not constitute a threat to the public safety.

1. Required Conformance to Dimensional Regulations; Exceptions.

The dimensional and other regulations of the underlying zoning district shall apply to structures within the Historic District. In order to maintain the historic character of a particular area, the Preservation Plan may recommend dimensional regulations for such items as minimum setbacks, maximum setback, height limit, and minimum side yards. Only the Board of Adjustment may grant a variance from the dimensional regulations established by the Zoning Ordinance.

F. Historic District Commission Recommendation on Use Permits, Variances, Rezoning Requests and Zoning Text Amendment.

All use permits, variances, rezoning requests and zoning text amendment applications within the Historic District may be reviewed by the Historic District Commission. The Commission may make recommendations provided that its review shall not delay or impede the normal processing and review of such requests, the Historic District Commission may forward its own recommendations concerning the requests to the appropriate public body.

G. Historic District Commission.

1. Creation.

There is hereby established the Durham Historic District Commission (hereafter referred to as the "Historic District Commission" or "Commission") to consist of nine (9) members appointed by the City Council. The Commission shall serve without compensation.

2. Tenure.

Members of the Historic District Commission shall serve overlapping terms of three (3) years. Initially, three (3) members shall be appointed for three (3) years, three (3) members for two (2) years, and three (3) members for one (1) year. Thereafter, all appointments shall be made for three (3) years. A member may be reappointed for a second consecutive term. After two consecutive terms a member shall be

ineligible for reappointment until one calendar year has elapsed from the date of termination of his or her second term.

3. Qualifications.

All members of the Historic District Commission shall be residents of the territorial zoning jurisdiction of the City of Durham and at least seven (7) members shall be City residents. A majority of the members shall have demonstrated special interest, experience, or education in history or architecture. The Commission shall always include at least one registered architect, one realtor or developer, one cultural or social historian, one representative of a lending institution, and two members who are none of these.

4. Meetings.

The Historic District Commission shall establish a meeting time, and shall meet at least quarterly and more often as it shall determine and require. All meetings shall conform to the North Carolina Open Meetings Law, G.S. Chapter 143, Article 33C.

5. Rules of Procedure.

The Historic District Commission shall adopt and publish rules of procedure for the conduct of its business.

6. Annual Report Required.

The Historic District Commission shall prepare an annual report and submit it to the City Council by February 1st of each year. The annual report shall include a comprehensive and detailed review of the activities, problems, and actions of the Commission and any budget requests or other recommendations.

7. Meeting Minutes.

The Commission shall keep permanent minutes of its meetings. The minutes shall include the attendance of its members and its resolution, findings, recommendations and other actions. The minutes of the Commission shall be open for public inspection as required by law.

8. Commission Powers.

a. General Responsibilities of the Commission. The Commission shall use education and regulation to promote, enhance and preserve the character and heritage of the District.

b. Specific Authority and Powers. The Historic District Commission is authorized and empowered to undertake actions reasonably necessary to the discharge and conduct of its duties and responsibilities as established in this ordinance and by Part 3A, Article 19, Chapter 160A of the General Statutes of the State of North Carolina, including the following:

1. To recommend to the Planning and Zoning Commission districts or areas to be designated by ordinance as "Historic Districts."
2. To recommend to the Planning and Zoning Commission that designation of any district or area as a Historic District be revoked or removed.
3. To consider and grant or deny applications for Certificates of Appropriateness or Master Certificates of Appropriateness in accordance with this ordinance.
4. To give advice to property owners concerning the treatment of the historical and visual characteristics of their properties located within the District, such as color schemes, gardens and landscape

- features, and minor decorative elements.
5. To propose to the City Council changes to this or any related ordinance and to propose new ordinances or laws relating to the Historic District or relating to the total program for the development of the historical resources of Durham and its environs.
 6. To cooperate with other City of Durham boards or commissions or with agencies of the City of Durham or other governmental units to offer or request assistance, aid, guidance, or advice concerning matters under its purview or of mutual interest.
 7. To publish information about, or otherwise inform the owners of property within the District, of any matters pertinent to its duties, organization, procedures, responsibilities, functions, or requirements.
 8. To undertake programs of information, research, or analysis relating to any matters under its purview.
 9. To report violations of this ordinance, or related ordinances to the local official responsible for enforcement.
 10. To assist the City of Durham staff in obtaining the services of private consultants to aid in carrying out programs of research or analysis.
 11. To accept funds, with the approval of City Council and to be administered by the Department of Planning and Community Development, granted to the Commission from private or non-profit organizations.
 12. To contract, with the approval of the City Council, for services or funds from the State of North Carolina and agencies or departments of the United States government.
 13. To recommend to the City Council and the State of North Carolina structures, sites, objects or districts worthy of national, state or local recognition.
 14. To delay demolition of historically significant buildings as set forth in Article K.
 15. To initiate and participate in negotiations with owners and other parties to find means of preserving historically significant buildings set for demolition.
 16. To establish guidelines under which the City Manager or his designee may approve minor modifications on behalf of the Commission. No application shall be denied without first being considered by the Commission.
 17. To conduct public hearings on applications for Certificates of Appropriateness where the Commission deems that such a hearing is necessary.
 18. To organize itself and conduct its business by whatever legal means it deems proper.
 19. To exercise such other powers and perform such other duties as are required elsewhere by this ordinance, the General Statutes of North

Carolina or by the City Council.

H. Certificate of Appropriateness.

1. Required.

From and after the designation of the historic district, no exterior portion of any building or other structure (including masonry walls, fences, light fixtures, steps and pavement, or other appurtenant features) nor any type of outdoor advertising sign shall be erected, altered, restored, moved or demolished within such district until after an application for a Certificate of Appropriateness as to exterior features has been submitted to and approved by the Historic District Commission. The City shall require such a certificate to be issued by the Commission prior to the issuance of a building permit granted for the purpose of constructing, altering, moving or demolishing structures, which certificates may be issued subject to reasonable conditions necessary to carry out the purposes of this ordinance. A Certificate of Appropriateness shall be required whether or not a building permit is required. Any building permit or such other permit not issued in conformity with this section shall be invalid. The City and the public utility companies may obtain a Master Certificate from the Historic District Commission rather than obtaining individual Certificates of Appropriateness for each proposed activity in the district.

2. Required Procedures.

- a. Application Submitted to Appropriate Administrative Official. The owner or his agent shall obtain an application for a Certificate of Appropriateness from and, when completed, file it with the City's Director of Inspection Services. An application for a Certificate of Appropriateness shall be considered by the Historic District Commission at its next regular meeting, provided it has been filed, complete in form and content, at least ten (10) calendar days before the regularly scheduled meeting of the Commission.
- b. Contents of Application. The Commission shall, by uniform rule in its Rules of Procedure, require such data and information as is reasonably necessary to evaluate the nature of the application. An application for a Certificate of Appropriateness shall not be considered complete until all required data has been submitted. Nothing shall prevent the applicant from filing with the application additional relevant information bearing on the application.
- c. Notification of Historic District Commission. The Director of Planning and Community Development shall notify the Historic District Commission at least seven (7) calendar days before its regularly scheduled meeting of any pending applications for a Certificate or Master Certificate.
- d. Notification of Affected Property Owners. Prior to the issuance or denial of a Certificate of Appropriateness, the Commission shall take such action as may reasonably be required to inform the owner of any property likely to be materially affected by the application, and shall give the applicant and any such owner an opportunity to be heard.
- e. Public Hearing. In cases where the Commission deems it necessary, it may hold a public hearing concerning the application.
- f. Commission Action on Application. The Commission shall take action on the application and in doing so shall apply the Review Criteria, contained in Section I of this Ordinance.
- g. Reasons for Commission's Actions to Appear in Minutes. The Commission

shall cause to be entered into the minutes of its meeting the reasons for its actions, whether it be approval, approval with modifications, or denial.

- h. Local and State Coordination. The Historic District Commission shall use all reasonable efforts to expedite any concurrent process with the State Division of Archives and History if such a process is desired by the applicant for the purpose of securing both a Certificate of Appropriateness and a federal historic preservation tax credit.
- i. Time Limits. If the Commission fails to take final action upon any application within forty-five (45) days after the complete application is submitted to the City Director of Inspection Services, the application shall be deemed to be approved and a building permit may be issued. A Certificate of Appropriateness shall expire if a building permit has not been obtained within a year.
- j. Submission of New Application. If the Commission determines that a Certificate of Appropriateness should not be issued, a new application affecting the same property may be submitted only if substantial change is made in plans for the proposed construction, reconstruction, alteration, restoration or moving or other conditions related to the district or surrounding uses have changed substantially.

I. Review Criteria for Certificate of Appropriateness.

1. Intent.

It is the intent of these regulations to insure insofar as possible, that buildings or structures in the historic district shall be in harmony with other buildings or structures located therein. However, it is not the intention of these regulations to require the reconstruction or restoration of individual or original buildings or to prohibit the demolition or removal of such buildings or to impose architectural styles from particular historic periods. In considering new construction, the Commission shall encourage contemporary design which is harmonious with the character of the District.

In granting a Certificate of Appropriateness, the Commission shall take into account the historic or architectural significance of the structure under consideration and the exterior form and appearance of any proposed additions or modifications to that structure as well as the effect of such change or additions upon other structures in the vicinity, in accordance with the principles and guidelines for Certificates of Appropriateness adopted for the District. (See Sec. B.4).

2. Exterior Form and Appearance.

Any application for a Certificate of Appropriateness shall be subject to review based upon the design guidelines then in effect for the Preservation Plan of each historic district. Specific criteria shall be adopted for each district at the time that the Historic District Preservation Plan is adopted. These guidelines shall be set forth in a manual prepared and adopted by the Commission. The manual shall address the standards as adopted by resolution of the City Council.

3. Interior Arrangement Not Considered.

The Historic District Commission shall not consider interior arrangement. No Certificate of Appropriateness shall be required for interior changes. However, this does not excuse the property owner from obtaining any required building permit for interior work.

J. Certain Changes Not Prohibited.

Nothing in this ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in the Historic District which does not involve a substantial change in design, material, or outer appearance thereof, provided any required building permit is obtained. Nor shall this ordinance be construed to prevent the construction, reconstruction, alteration, restoration, or demolition of any such feature which the Director of Inspection Services or similar official shall certify in writing to the Commission as required by the public safety because of an unsafe or dangerous condition.

K. Delay in Demolition of Buildings Within Historic District.

An application for a Certificate of Appropriateness authorizing the demolition of a building or structure within the district may not be denied. However, the effective date of such a certificate may be delayed for a period of up to 180 days from the date of approval. The maximum period of delay authorized by this section shall be reduced by the Commission where it finds that the owner would suffer extreme hardship or be permanently deprived of all beneficial use of or return from such property by virtue of the delay. During such period the Historic District Commission may negotiate with the owner and with any other parties in an effort to find a means of preserving the building. If the Historic District Commission finds that the building has no particular significance or value toward maintaining the character of the district, it shall waive all or part of such period and authorize earlier demolition or removal.

L. Review of Application by Commission.

As part of its review procedure, the Commission may review the premises and seek the advice of the North Carolina Department of Cultural Resources or such other expert advice as it may deem necessary under the circumstances.

M. Appeal of Decision.

An appeal may be taken to the Board of Adjustment from the Commission's action in granting or denying any certificate; Appeals may be taken by an aggrieved party and shall be taken within times prescribed by Historic District Commission by general rule. An appeal from the Board of Adjustment's decision in any case shall be heard by the Durham County Superior Court.

N. Compliance.

Compliance with the terms of the Certificate of Appropriateness shall be enforced by the Director of Inspection Services. Construction or other work which fails to comply with a Certificate of Appropriateness shall be a violation of the Zoning Ordinance. The discontinuance of work for a period of six months shall be considered as a failure to comply with a Certificate of Appropriateness.

Nothing contained in this ordinance shall prohibit, impair, or limit in any way the power of the City of Durham to prevent the construction, reconstruction, alteration, restoration, or removal of buildings, structures, appurtenant fixtures, or outdoor signs in the Historic District in violation of the provisions of this ordinance. The enforcement of any remedy provided herein shall not prevent the enforcement of any other remedy or remedies provided herein or in other ordinances or laws.

O. State Recommendations.

No area shall be designated as an Historic District and the requirements of Subsection G.8.b.3 shall not be implemented until the Department of Cultural Resources shall have been given an opportunity, in accordance with the provisions of G.S. 160A-395(2), to make recommendations with respect to the establishment of the District.